

115 W. WASHINGTON STREET

KEARNEY, MISSOURI 64060

ALL OFFERS CONSIDERED



What's next for this VERSATILE building in charming Kearney, Missouri. It has been used most recently as a taproom/brewery and an auto service center, but can suit a broad range of commercial uses. The Rock & Run Brewery & Pub operators started the taproom in mid-2016. Though operating only four days per week, gross revenues produced a profit over expenses with upside potential that could be achieved by adding food and expanding operating hours.

*\*\*The offering price noted is provided to offer some overall guidance regarding seller expectations and estimated valuation of the property.*

**ASKING PRICE: \$250,000, O.B.O.**

Building: 2,400 SF

Site: 0.33 Ac/14,375 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,529	12,076	16,952
EST. HOUSEHOLD INCOME	\$75,216	\$86,351	\$95,577

For more information, please contact:

**HOLLY LARRISON MILLS, MAI**  
Brokerage & Advisory Services  
816.808.2540  
[hmills@kessingerhunter.com](mailto:hmills@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)



115 W. WASHINGTON STREET, KEARNEY, MISSOURI 64060

Commercial Building For Sale



For more information, please contact:

**HOLLY LARRISON MILLS, MAI**  
Brokerage & Advisory Services  
816.808.2540  
[hmills@kessingerhunter.com](mailto:hmills@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. Updated 9/19/17 by HM.  
To unsubscribe, please click on the link: [khlistings@kessingerhunter.com](mailto:khlistings@kessingerhunter.com)

# Guidelines to Submit an Offer

Offer Deadline: Friday, September 22, at 5:00 PM

Please pay attention to the information below. This is being provided to assist all investors in submitting an offer to purchase the Property.

1. The Property is being offered free and clear of loan encumbrances.
2. The Property is being offered with an asking price in order to provide some overall guidance in Seller expectations and valuation of the Property.
3. The Property is being offered on an “as-is, where-is” basis. Owner, during a due diligence period, will provide a reasonable time frame during which the investor can inspect, review, and assess all aspects of the Property.
4. Buyer will be responsible for any costs associated with the transfer of existing warranties (i.e. roof, mechanical, etc.), if any.
5. Offers may be submitted at any time, and a “Call for Offer” date noted above.
6. Owner reserves the right to (a) remove the Property from the market at receipt of an “acceptable” offer, in Owner’s discretion, and (b) reject all offers and either remove the Property from the market or negotiate directly with any party. If Owner received multiple offers, and should any of these offers be of interest, Owner may request a “Best and Final” offer from selected prospective purchasers.

This Offering Memorandum is provided to inform the marketplace of the current economic and physical conditions of the Property. This Offering does not purport to be all inclusive as information on the Property is subject to change. Further, all investors, purchasers, etc. are responsible to perform their own independent studies and evaluation of the asset. Supporting data included in this Offering will be made available under what is considered “Standard Purchaser Due Diligence,” and will be subject to conditions between Seller and Purchaser under a Purchase and Sale Agreement.

When submitting an offer, please include the following information: 1) Summarize the investment group’s capabilities to complete a transaction this size; 2) Provide some level of understanding as to the availability of the sources of equity; 3) Comments on debt requirements and specific lender(s); and 4) All conditions for due diligence, closing time frames, escrow, and deposits.

Once again, the Property is being offered on an “as-is, where-is” basis. Reasonable time and access will be made available to those qualified purchasers to understand the aspects of the Subject Property. Any offer should take into consideration the age of the Property, the existing structural components which include roof, electrical, heating and cooling, window systems, and plumbing systems. Furthermore, the offer should reflect the current physical configuration and condition of all exterior and interior improvements to the Property. Finally, when submitting an offer, please send all inquiries to:

***Kessinger/Hunter & Company, LC | 2600 Grand Blvd., Suite 700 | Kansas City, MO 64108***  
***816.842.2690 (p) or 816.421.5659***  
***Attn: Holly Larrison Mills, MAI***  
***hmills@kessingerhunter.com***