



**AVAILABLE... FOR SALE ... FOR LEASE**

**Mixed Use Investment In Opportunity Zone**

**Office Building... Residential Rental... Cottage... Storage**

**2618-2622 N. National**



**Offered  
Exclusively by:**

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**REECE COMMERCIAL** 3600 S. National Springfield, MO 65807 Office: 417.882.5710



**FOR SALE... Designated Opportunity Zone**  
**Mixed Use Investment Property**  
**Office Building... Residential Rental...**  
**Cottage... Storage Building**



Great investment opportunity with long time tenants. Property is zoned RS-F with commercial conditional use permit. The original building was rebuilt and renovated in 1988 and 2005. Office building: approx. 3120 sq. ft. House: approx. 1986 sq. ft. (including the sun room); Cottage: approx. 712; Garage/storage: approx. 1110 sq. ft.- three bays/two separate areas; Utility building: 12x16. Four office areas (8 individual offices) large common waiting area with public restroom, private staff restroom, private kitchen area and janitor area. 12+ marked parking spaces. Tenants are currently on a month to month lease. Highly visible, +/- 18,700 Vehicles per day. **This property is in an Opportunity Zone. Call Listing Agents for a tour and additional information.**

**OFFICE BUILDING:**

Square Feet:	Approx. 3,120
Year Built/Renovated:	1998/2006
Structural:	Wood frame
Exterior:	Siding
Roof:	Asphalts
Flooring:	Carpet & tile
Walls:	Painted drywall
Restrooms:	3-two fixture
Heating:	Forced air
Cooling:	<b>Central</b>

**RESIDENTIAL RENTAL:**

Square Feet:	+/-1,431
Year Built:	1934, updated
Bedrooms/Baths:	3/1.5
Exterior:	Siding
Roof:	Asphalt shingles
Floor Covering:	Carpet, linoleum
	Tile & wood
Walls:	Painted drywall
Heating:	Forced air
Cooling:	Central

**COTTAGE:**

Square Feet:	712
Year Built:	1915
Exterior:	Siding
Roof:	Asphalt shingles
Floor:	Carpet & Linoleum
Walls:	Wood paneling
Heating:	Forced air
Cooling:	Central

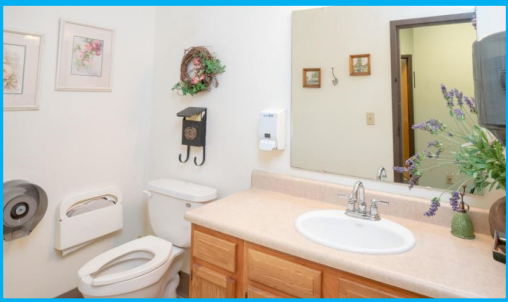
**STORGE/GARAGE:**

Square Feet	1,110
Total Acres:	+/-1.28

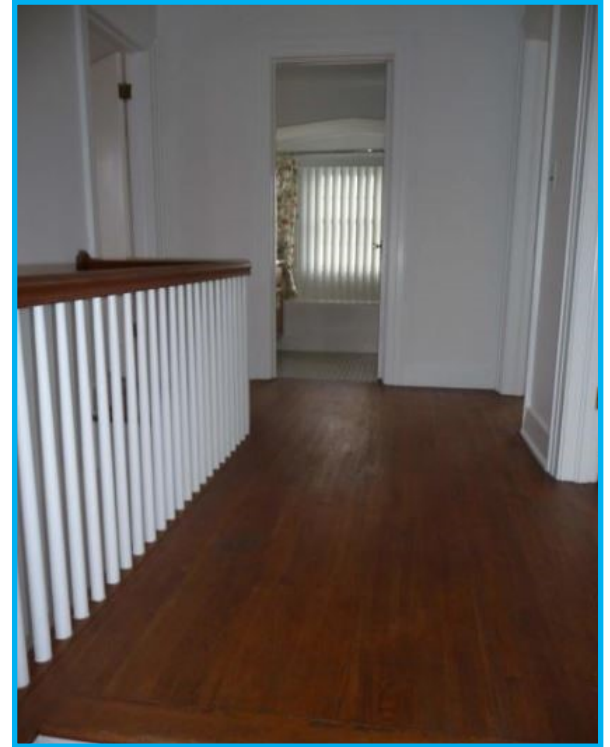
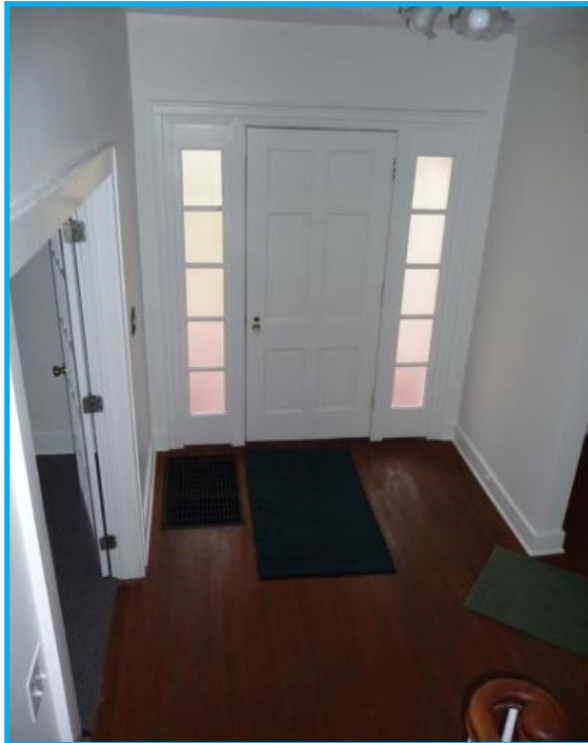
**Purchase Price: \$299,000**

**Financials available for qualified Buyers.**

**OFFICE**

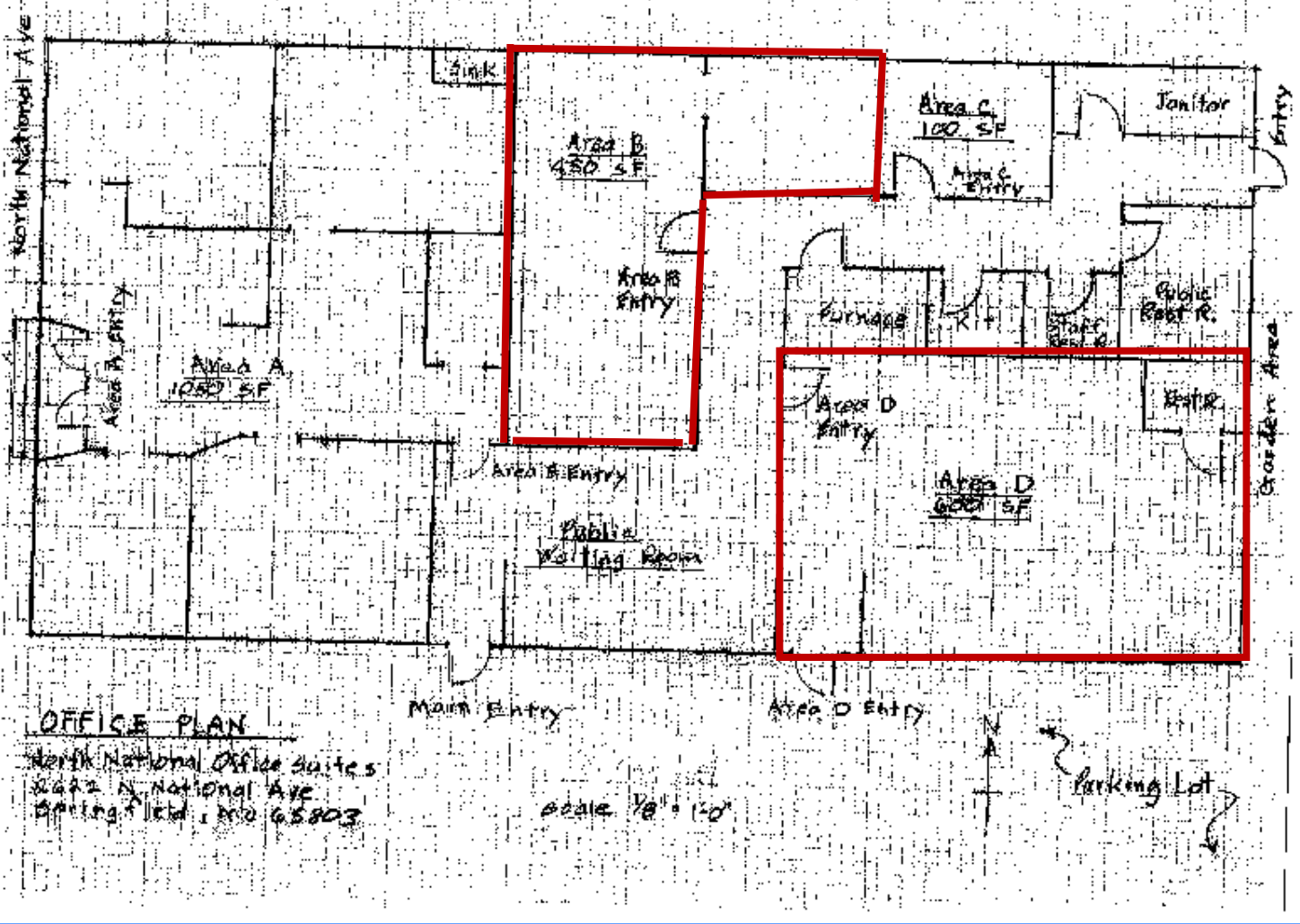


**RESIDENTIAL RENTAL**



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# FOR LEASE OFFICE SUITE



## LEASE SUMMARY:

Located on North National between E. Evergreen and E. Kearney. Highly visible, with 18,700 vehicles a day. Dropped ceiling, florescent and incandescent lighting, Walls painted dry wall, and mix of carpet linoleum and tile floors. One private and one shared bathroom. Shared reception area.

## LEASE HIGHLIGHTS:

Zoned: RS-F, with grandfathered Commercial conditional use permit  
 Square Feet: +/-1,030  
 Rent: \$12.00 Gross per sq. ft.





## **DISCLAIMER**

**The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty.**

**You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision.**

**It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters.**

**Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.**