

Property Client Full

309 E Park Lane, Odessa, MO 64076
 MLS#: **2601813** Status: **Active**
Commercial
 Area: **210 - Lafayette County, Mo**

County: **Lafayette** L Price: **\$399,000**



Type: **Office**
 Use: **Office, See Remarks, Srvc-Professional**
 Tot SF: **8,000** # Stories: **1** Zone: **Comm**
 Min SF: **8,000** Max SF: **8,000** Brk ID: **HERE**
 Lsz: **.86 - Acres** Agt ID: **OLIVERBS**
 Name: **Bright Beginnings**
 L/S: **Sale**
 Age: **21-30 Years** Yr Blt: **2004**
 Legal: **PT LOT 1 NORTH PARK COMMERCIAL CENTER; 2013SU0019, 2019DR0905 Sell full legal description in supplements**

General Information

Leased: **No** Curr Lse: **Gross Lease** Flood: **No** Cap Rt:
 Op Exp: Grs Inc: **\$4,800** Net Inc:
 Road: **City Street** Occupy: **Monthly**
 Parking: **Parking Lot, Paved Area** Location: **City Location, Commercial Park**
 Utilities: **220v Service, Electric, Phone, Sanitary Sewer, Water** City Limits: **Yes** Streets: **Public Maint**
 Interior: **Private Restroom, Public Restroom**
 Exterior: **Delivery Door(s), Display Window**
 Security:
 Accessibility:
 Maint Pr:
 Ceiling Height:

Remarks & Directions

8000 sq.ft. building with 8 units, with utilities metered separately, each with full sized front windows, overhead door in back, separate toilets and separate utilities. (Landlord pays water and sewer on one meter.) Six units presently rented, two vacant, see rent role in supplements. Great cash flow, and the commercial market in Odessa seems to be growing with small businesses looking for a place to call home.

Directions: **I-70 east to Odessa exit, continue east on Old 40 Hwy. past Subway Sandwich Shop, over railroad bridge to first street to right (Wells Street) south and it curves into Park Lane. Second building on the right.**

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	8,000	Bs Yr:		Allow:		Includes:	See Remarks
Whs SF:		U-R:	Rentable			# Empl:	Real Estate
Clr Ht:	10	Allow:				Open:	
#Drv In:	0						
#Dock:	8						
Dock Type:							
Dr Ht:	8						
Rail:	No Railroad						
Allow:							

Financial Information

Will Sell: **Cash, Conventional** HOA: **/**
 Tax: **\$5,837** Spc Tax: **\$0** Total Tax: **\$5,837** Tax Comm: