

FOR SALE

1801 N. Osage Blvd., East Lot; Nevada, MO



PROPERTY INFORMATION:

Unique commercial facility with easy access and great exposure to I-49. Includes over 2,300 sq. ft. of high-quality office space along with an adjoining warehouse/body shop with 3-phase 220V power and multiple overhead doors for easy access. Does have 20' easement for access to west lot.

GENERAL INFORMATION:

Price:	\$205,500
Lot Size:	1.20 Acres
Building Size:	9,518 SF
Proposed Use:	Commercial

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WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

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