

# FOR SALE

1801 N. Osage Blvd.; Nevada, MO



## GENERAL INFORMATION:

**Price:** \$245,000  
**Lot Size:** 2.16 Acres  
**Building Size:** 9,518 SF  
**West Lot size:** 135.25 x 310.54 with 20' easement from east lot. ~.96 acres  
**If divided:**  
**East Lot:** \$205,500  
**West Lot:** \$39,500

## 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. Can be sold as whole or separated into two parcels with the West parcel having a 20' access easement from the East parcel.

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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

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.

### CONTACT

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