

FOR SALE

1567 WEST DIANE STREET

OZARK, MO 65721



DONNA  **CLEOUS**
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1567 WEST DIANE STREET COMMON AREAS



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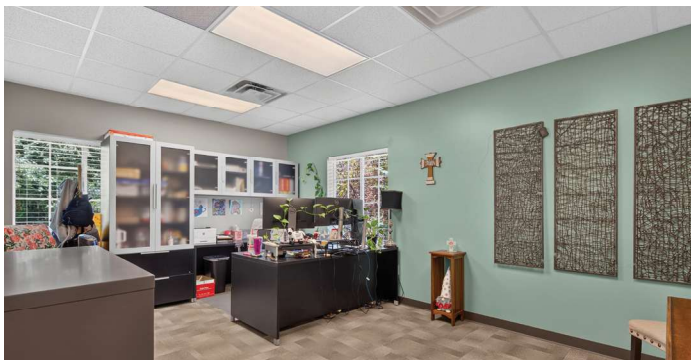
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PROPERTY SUMMARY -

Price	\$1,025,000
Office Size	6,660 Total Sq. Ft.
Zoning	Office
Parking	Paved Lot - 33 Spaces



Prime Owner-User/Investment Opportunity! Exceptional 6,660 SF professional office building in one of Ozark's premier business locations. This move-in-ready property features an impressive reception area, spacious conference room, multiple private executive offices with abundant natural light, ADA-compliant restrooms, and an efficient floor plan ideal for medical, legal, financial, insurance, engineering, real estate, or corporate office users. Quality finishes throughout are complemented by a newer roof, recent HVAC replacements, and a recently resurfaced parking lot, providing a turnkey opportunity with minimal anticipated capital expenditures. Large windows create bright, inviting workspaces, while the spacious conference room offers an ideal setting for client meetings, presentations, and team collaboration. Conveniently located just minutes from Highway 65, the property offers excellent accessibility, approximately 33 on-site parking spaces (approximately 5 spaces per 1,000 SF), and is surrounded by established professional and medical offices. Its central location provides quick access to Springfield, Nixa, and Ozark. The building's four-suite design offers outstanding flexibility. Approximately 1,600 SF is leased to an established long-term dental practice, providing stable rental income, while the remaining approximately 5,000 SF is well suited for owner occupancy upon availability, leasing, or a combination of both. Whether you're expanding your practice, relocating your business, or seeking a property with built-in income and long-term flexibility, this well-maintained office building offers an outstanding opportunity in one of Christian County's most desirable professional office locations.



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FLOORPLAN



Total GLA: 6521 sq. ft | Total: 6633 sq. ft
1st floor: 6521 sq. ft (Excluded areas 112 sq. ft)

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE, BUT NOT GUARANTEED.

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AERIAL VIEW

