

FOR SALE

404 W. ROLLA ROAD | SALEM , MO 65560



VERSATILE MULTI-USE OFFICE BUILDING

- 4,126 SF m/l
- Free Standing Office Building
- Salem Center Location
- Paved Parking 20+- spaces
- 1.49 Acres M/L
- Zoned C - Commercial
- Wide Access Curb Cut
- Additional Land Included .59 ac m/l

Mark Kerivan | 417-575-1271 | mkerivan@murney.com

 **MURNEY COMMERCIAL**
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

Information regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

EXECUTIVE SUMMARY

**PROPERTY SUMMARY**

LIST PRICE	\$280,000
LOT SIZE	1.49 acres
BUILDING SIZE	4,126 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	C- Commercial
MARKET	Central Missouri
TAXES- 2025	\$3,559.17

PROPERTY OVERVIEW

Excellent opportunity to own a spacious 4,126 sq. ft. former medical clinic in Salem, Missouri, conveniently located just off the downtown area. This well-positioned commercial property offers strong visibility, practical accessibility, and a flexible layout that may support a wide range of professional, medical, office, or service-based uses. With its generous square footage and established clinic-style configuration, the building provides a solid foundation for an owner-user, investor, or business looking to expand into a functional and easily adaptable space.

The freestanding building includes a large asphalt parking lot with more than 20 parking spaces, zoned "C" Commercial, offering convenient access for clients, patients, staff, and visitors. Entry is through an interior vestibule that opens into a spacious waiting and reception area, creating a welcoming first impression and a practical flow for front-office operations. The interior features a clerical counter, two administrative offices, a clerical work area, six individual rooms, two additional private offices, oversized multipurpose rooms, a large break room, six restrooms, and additional storage areas.

Built in 1971 of a mix of concrete block, wood framing and vinyl siding with a small brick veneer front. Roof is a composition asphalt shingle.

Property is sold "AS IS" with right to inspection.

The adjacent vacant land parcel # 08-6.0-13-1-23-006.00 (.059 ac m/l) is included.

ADDITIONAL PHOTOS

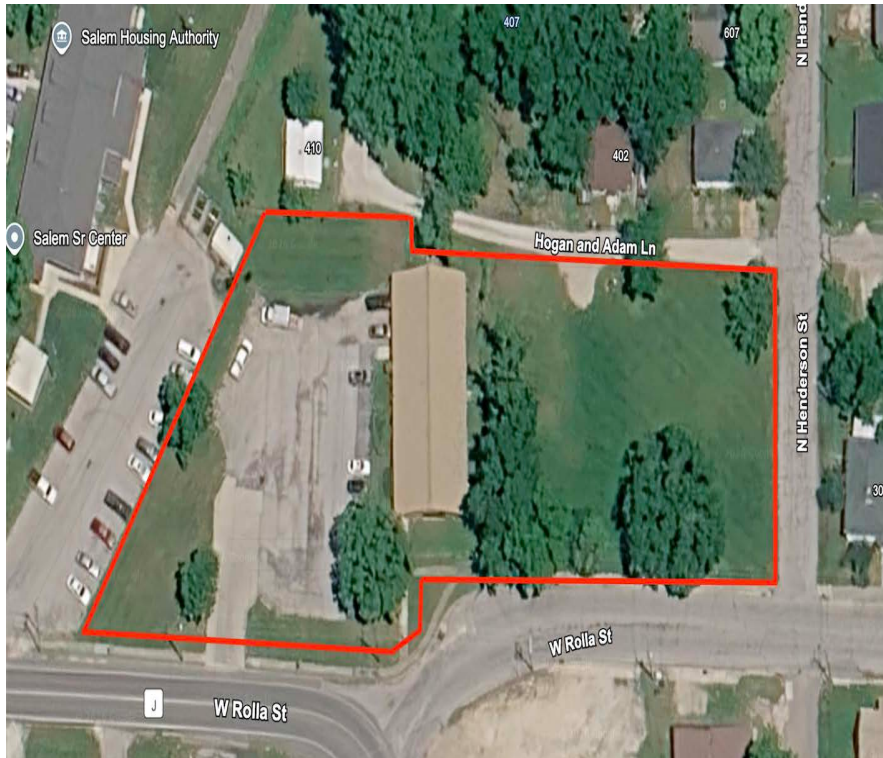


ADDITIONAL PHOTOS

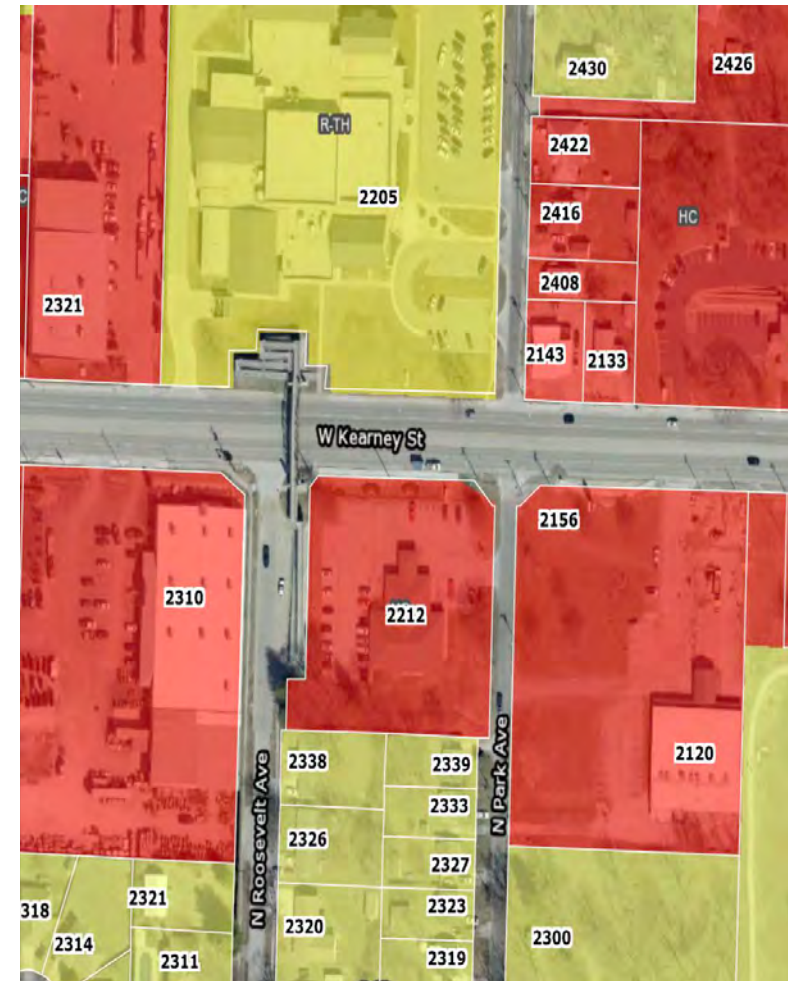


AERIAL MAP VIEW

AERIAL MAP



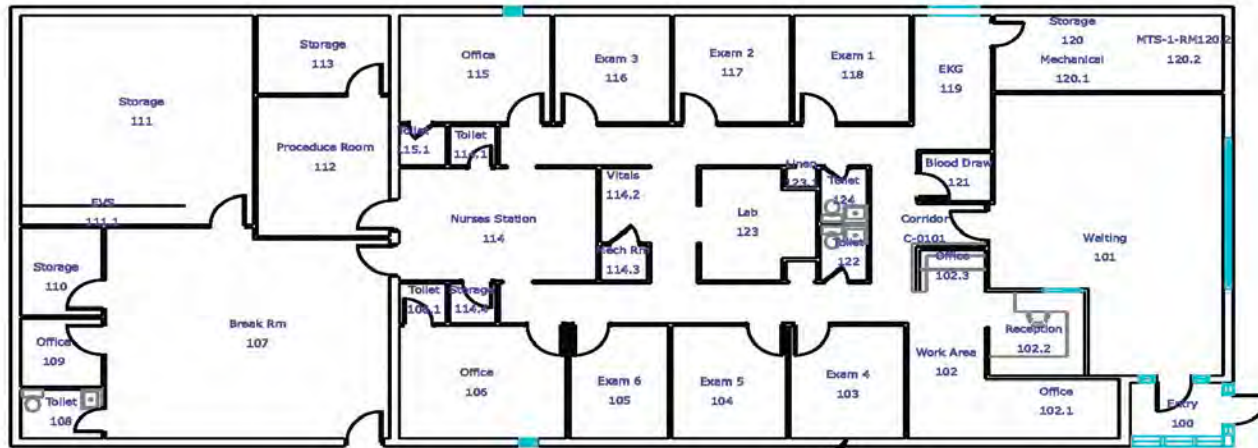
ZONING MAP



SITE LOCATION



FLOOR PLAN



Mercy Clinic Family Medicine
Salem
36552600



Revision Requested By Bonnie Williams - Date: 11/30/2023

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Murney Associates, Realtors or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to Murney Associates, Realtors.

Neither the Murney Associates, Realtors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Murney Associates Realtors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

NOTES