



UNDER CONTRACT - OFFICE BUILDING FOR SALE

OFFICE BUILDING FOR SALE | 1614 N BENTON AVE, SPRINGFIELD, MO 65803

- Bank owned office building for sale
- Former dental office now available
- All brick construction
- Finished upper level and lower level is partly finish (mainly storage)
- Building is being sold as-is, where-is with no representation or warranty by seller
- Situated near Downtown Springfield
- Close to popular local restaurants and coffee shops
- Ideal for most general office users
- For additional information please contact listing broker
- Price Reduced \$100,000 from original list price.

EST. 1909



2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$250,000
Taxes:	\$4,615.26 (2025)
Lot Size:	0.32 Acres
Building Size:	5,758 SF
Year Built:	1977
Zoning:	R-MD, UCD 3

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

Now available for sale near Downtown Springfield, this cozy office building is located near Cox North Hospital on Benton Avenue. The property is zoned R-MD, UCD 3. Ideal for most general office users. Situated in the heart of Springfield, the property is just a few blocks from several popular local restaurants and coffee shops. Contact listing agent for more information. Price Reduced \$100,000 from original list price. UNDER CONTRACT.

PROPERTY HIGHLIGHTS

- Bank owned office building for sale
- Former dental office now available
- All brick construction
- Finished upper level and lower level is partly finish (mainly storage)
- Building is being sold as-is, where-is with no representation or warranty by seller
- 5,758 SF office building
- Built in 1977
- Zoned R-MD, UCD 3
- Located near Downtown Springfield
- 17± parking spaces
- For additional information please contact listing broker
- Price Reduced \$100,000 from original list price
- UNDER CONTRACT.

OFFICE BUILDING
FOR SALE

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100 Years
SINCE 1909

Additional Photos



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Retailer Map



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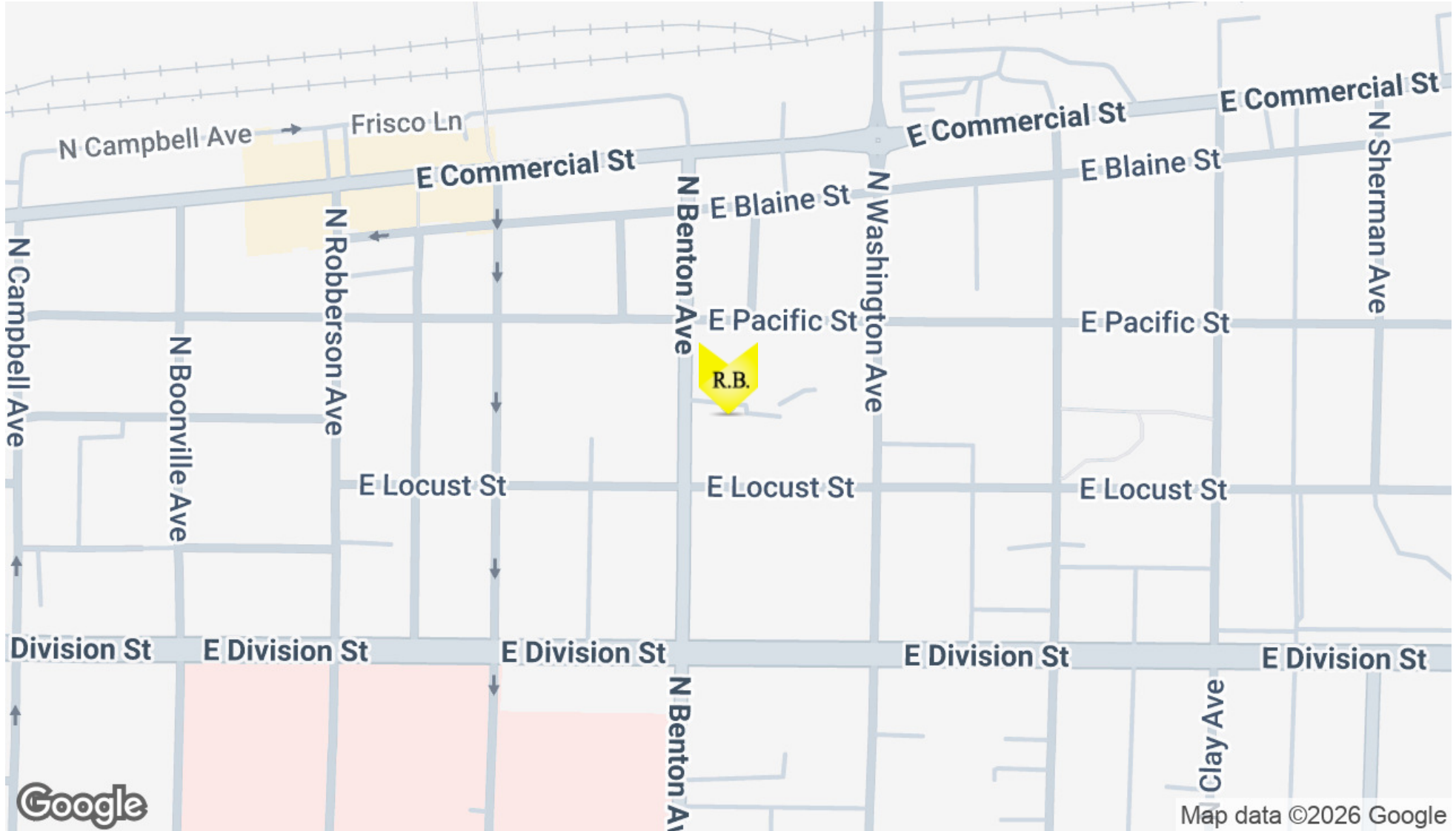
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Location Map

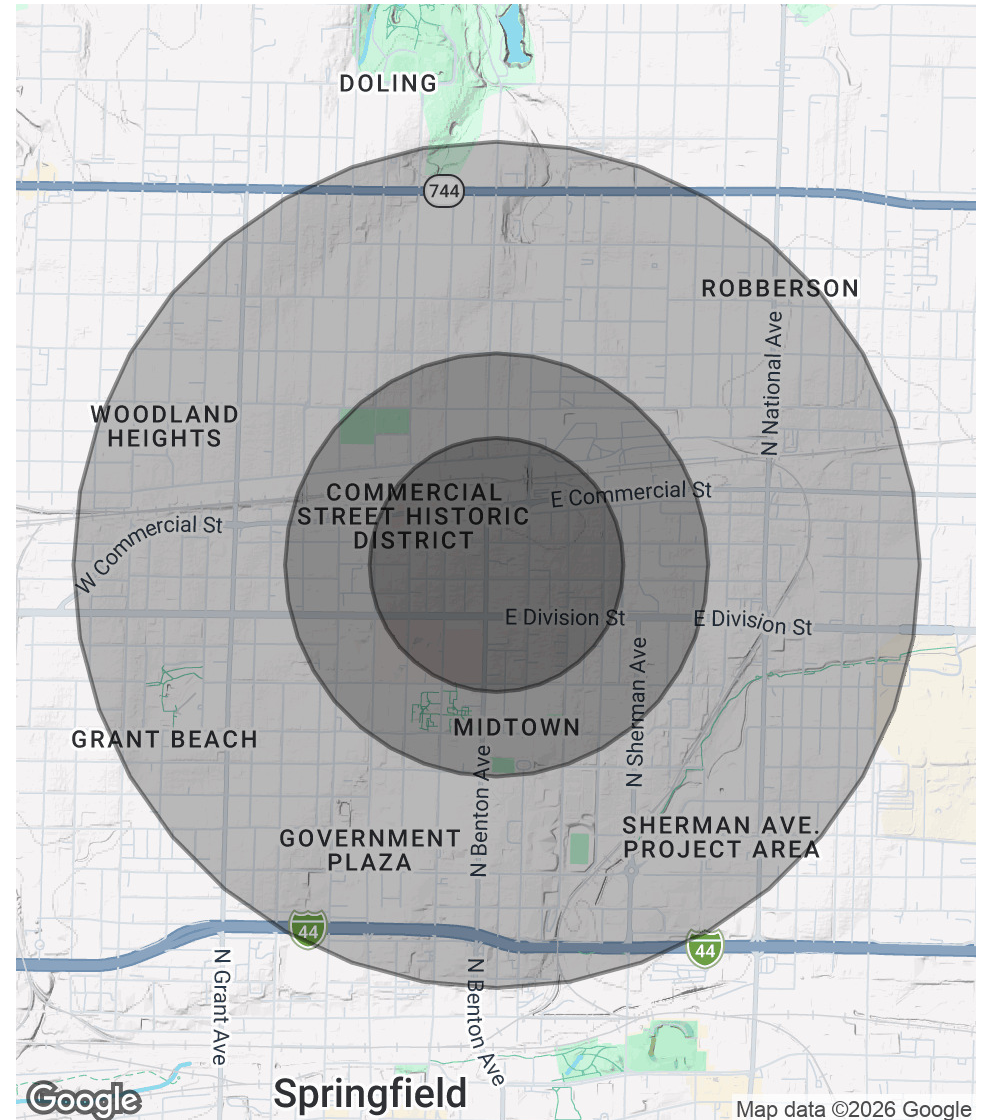


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	940	2,765	12,229
Average Age	37	35	35
Average Age (Male)	38	36	35
Average Age (Female)	35	33	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	891	4,366
# of Persons per HH	2.9	3.1	2.8
Average HH Income	\$104,106	\$74,424	\$57,835
Average House Value	\$234,586	\$209,519	\$164,399

2020 American Community Survey (ACS)



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning a degree in marketing and a minor in world studies.

He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts.

Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News-Leader's Economic Advisory Council, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)