

**Commercial 173110****1301-07 E Pennell Street, Carl Junction, MO**  
**Contact SUSAN DEEM (417) 825-1885****Listing Price: \$279,000**

<b>County:</b>	Jasper	<b>Area:</b>	07 - Carl Junction Area
<b>Commercial Type:</b>	Commercial	<b>Year Built:</b>	1970
<b>List Price/SqFt:</b>	12.92	<b>Unit #:</b>	
<b>Age:</b>	31 - 50	<b>Total Acres:</b>	1.83
<b>Buildings:</b>	1	<b>Variable Acres:</b>	No
<b>In City Limits:</b>	Yes	<b>Road Frontage:</b>	
<b>Lot Size:</b>	1.83 Acres	<b>Zoning:</b>	
<b>Sale/Lease:</b>	Sale	<b>Taxes Assessed:</b>	Yes
<b>Lease Amount:</b>		<b>Tax Type:</b>	Both
<b>Parcel #:</b>		<b>Total Tax:</b>	4,677.77
<b>Electricity On:</b>	Yes	<b>REO:</b>	No
		<b>Overhead Doors:</b>	1 - 3



<b>Sentrilock Box:</b>	Yes	<b>Sentrilock Serial #:</b>	761473	<b>Occupancy Status:</b>	Tenant
<b>Gas Meters:</b>	Separate	<b>Electric Meters:</b>	Separate	<b>Water Meters:</b>	Master
<b>Total Parking Spaces:</b>	50	<b>Parking:</b>	Private Lot		
<b>Gross Lease Sched \$:</b>					

**Apx Total SqFt:** 21,281**Features:** 3 Phase; 220 Power; Columns; Display Window; Sign - Pole**Showing Instructions:** Keybox - Vacant**Utilities:** Elec - Empire; Natural Gas; Sewer - City; Water - City**Basement:** No**Basement/Foundation:** Slab**Current Use:** Food Store; Vacant**Docs on File:** Seller Disclosure**Fencing:** None**Rd Access/Maint:** Access - Paved**Tenant Pays:** All**Ceiling Height:** 10 Ft Clear**Traffic Count:** Unknown**Seller Provides:** Building Lease**Loading Dock/Doors:** Dock - Raised**Possession:** Subject to Tenant Ri**Location:** Shopping Dist; Stands Alone; Strip Center**Lease:** Other - See Remarks**Heating:** Multi-Unit**Lockbox Location:** Lockbox Location: West Door**Flooring:** Concrete**Financing:** Cash; Conventional**Cooling:** Central**Roof:** Built-Up; Metal**Directions:** 171 and Pennell, West on Pennell, North side.**Public Remarks:** 3 tenants at present time. Call agent for details.**Listing Date:** 07/01/2017 **Original List Price:** \$299,900**Status Change Date:** 01/10/2018 **Combo Box Y/N:** No**Expiration Date:** 01/10/2018**Office Exclusive:** No**TB \$ or %:** 2.7%**SA \$ or %:** 2.7%**BA \$ or %:** 2.7%**List Type:** Exclusive Right to Sell**VRC:** No**CID/CIP:** No**DOM:** 193**CONTACT: SUSAN DEEM (417) 825-1885**