



AVAILABLE PROPERTIES FOR SALE/LEASE

Featured Properties

Sunshine Centre For Sale



Address: 520 W. University
Springfield, MO
Asking Price: \$625,000
Building Size: 6,875 sq/ft
Lot Size: 0.6049 acres
Remarks: Great Investment Opportunity! Nice office/retail center located just west of the intersection of South Campbell and Sunshine across the street from Bass Pro. Great location next to McDonalds and Starbucks with high visibility and a traffic count in excess of 30,000 cars per day. Center is comprised of five 1,375 sq/ft units and was just remodeled at the beginning of 2012.

Tuscany Court Office For Lease



Address: Class A Office at Tuscany Court
1343 E. Kingsley
Springfield, MO
Asking Price: \$8.50 sq/ft NNN
Available Space: 11,747 sq/ft +/- (1st Floor - 9,243 sq/ft +/- 2nd Floor - 2,504 sq/ft +/-)
Remarks: Large open office space located within the medical mile with James River Freeway visibility. Space is large and open with over 9,000 sq/ft on the first floor and over 2,500 sq/ft on the second. The space has 19 large offices and is set up well for a large corporate user; medical, institutional, law firm, or general business. The building is located less than 1/2 a mile from Cox South Hospital. *Tenant build-out allowance available for qualified tenant*

Commercial Lots

Elfindale Lot 1



Address: Lot 1 Elfindale
Springfield, MO.
Asking Price: \$230,000
Zoning: Commercial/Office
Size: 2.42 acres
Remarks: Great Kansas Expwy visibility. Water and sewer on property.

Weaver Creek Lot 3



Address: Lot 3 5233 S. Campbell
Springfield, MO.
Asking Price: \$5.85 sq/ft
Zoning: Commercial
Size: 1.44acres +/-
Remarks: EXCELLENT FRONTAGE on South Campbell.

Weaver Creek Lot 4



Address: Lot 4 5233 S. Campbell
Springfield, MO.
Asking Price: \$5.85 sq/ft
Zoning: Commercial
Size: 2.89 acres +/-
Remarks: EXCELLENT FRONTAGE on South Campbell.

Old Stone Lot 1



Address: Lot 1 Old Stone Development
Corner of M Highway & US Hwy 60
Republic, MO.
Asking Price: \$7.00/ sq. ft.
Zoning: Commercial
Size: 1.98 acres
Remarks: Prime Frontage on Hwy M & US 60.

"COMMERCIAL REAL ESTATE SOLUTIONS. MARKETING. CONSULTING. DEVELOPING."

1849 N. COMMERCE DRIVE NIXA, MO. 65714 ~ OFFICE: (417) 725-5900 ~ FAX: (417) 725-2499

E-MAIL: GREGG@GSTANCER.COM WEB SITE: WWW.GSTANCER.COM E-MAIL: KYLE@GSTANCER.COM

DISCLAIMER: The information contained is not guaranteed as to its completeness or accuracy, and is submitted by owner without representation or warranty. You are urged to make your own analysis of the contents presented and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Qualified engineers and tradesman are recommended for determining questions on all physical aspects of site and improvements.



AVAILABLE PROPERTIES FOR SALE/LEASE

Space For Lease

Tracker Rd. Office



Address: 480 W. Tracker
Price: \$1,050/month
Zoning: Commercial
Size: 1,950 sq/ft available
Remarks: : Nice office space located just east of the intersection of Hwy 160 & Tracker Rd. Space has 3 private offices and a large work room. Space also has overhead door and could be converted to office/warehouse.

Cobblestone Center Nixa



Address: 809-813 N. Commerce
Price: \$775/month NNN
Zoning: Commercial
Size: 1,250 sq/ft - 2,500 sq/ft
Remarks: Very nice office/retail center located at the intersection of Main St and Northview in Nixa. There are only a few spaces remaining in the entire center, so don't miss your opportunity!

Sunshine Centre For Lease



Address: 520 W. University
Springfield, MO
Asking Price: \$10.00 sq/ft NNN
Building Size: 6,875 sq/ft
Remarks: Nice office/retail center located just west of the intersection of South Campbell and Sunshine across the street from Bass Pro. Great location next to McDonalds and Starbucks with high visibility and a traffic count in excess of 30,000 cars per day. Currently there are four 1,375 sq/ft suites available that could be combined for a total of 4,125 sq/ft. Two of the units are already currently combined for 2,750 sq/ft and one of the units has a nice office finish.

Multi-Family Lots For Sale

Deerbrook R-4 Lots



Address: Hwy 65 & Hwy CC
Ozark, MO 65721
Asking Price: \$453,000
Zoning: R-4
Size: 4.16 acres +/-
Remarks: Great locating in the most rapidly growing part of Ozark.



Address: Hwy 65 & Hwy CC
Ozark, MO 65721
Asking Price: \$1,339,000
Zoning: R-4
Size: 12.29 acres +/-
Remarks: Great locating in the most rapidly growing part of Ozark.

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