

# COMMERCIAL WAREHOUSE FOR SALE

Fully Lease Income Producing Property



**308 Evergreen Avenue Hollister, MO 65672**

Explore a prime opportunity at 308 Evergreen Street—a standalone building with approximately 12,122 square feet of versatile space with 2000 sf. of finished office space consisting of 3 offices, restrooms, kitchen, and open retail office area. Current occupant is a strong, successful business in the area and is ready to sign a multi-year lease upon sale. Invest in this commercial venture with great potential for growth.

- Investment Property
- 12,122 sf.
- Versatile Space
- Future Lease in Place
- MLS #60266792
- \$1,050,000.00

Property Offered By:

**Chris Vinton**



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**VINTON**  
COMMERCIAL REALTY




<b>60266792</b>	<b>Commercial-All Types</b>	<b>Industrial</b>	<b>Active</b>
<b>County:</b> Taney <b>Aprx Lot Size (Acres):</b> 0.91 <b>Aprx Year Built:</b> 1980 <b>Lake/River:</b> None <b>Agreement Type:</b> Exclusive Right To Sell <b>Sign on Property:</b> No <b>Garage/Carport:</b> No		<b>List Price:</b> \$1,050,000 <b>List Price/SqFt:</b> 86.62 <b>SqFt - Total:</b> 12,122 <b>Section:</b> 9 <b>Township:</b> 22 <b>Range:</b> 21 <b>Inside City Limits:</b> Yes <b>Construction Status:</b> Existing <b>Foreclosure/Short Sale:</b> No	

**Directions:** Business 65 into Hollister left on Evergreen, property on right.  
**Legal Description:** EVERGREEN HEIGHTS EVERGREEN HEIGHTS LTS 12 TH 15 BLK 3; CITY OF HOLLISTER Legal on Title shall govern.

**Marketing Remarks:** Explore a prime opportunity at 308 Evergreen Street—a standalone building with approximately 12,122 square feet of versatile space with 2000 sf. of finished office space consisting of 3 offices, restrooms, kitchen, and open retail office area. Current occupant is a strong, successful business in the area and is ready to sign a multi-year lease upon sale. Invest in this commercial venture with great potential for growth. \*\*Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
<b>How to Show:</b> Call Listing Agent <b>County:</b> Taney <b>View:</b> City <b>Business Type:</b> Manufacturing; Warehouse	<b>Parking:</b> 6-10 Spaces <b>Restrooms:</b> 3 <b>Waterfront/View:</b> None		<b>Real Estate Tax:</b> 3,575.61 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 17-2.0-09-002-001-002.000 2023 <b>Transaction Type:</b> Sale

 <p> <b>Presented by</b>                  Christopher Vinton                  Vinton Commercial Realty                  1017 W. Main Hwy 76                  Branson, MO 65616                  Office Phone: 417-334-9400                  Agent Phone: 417-861-6314  <a href="mailto:chris@vintonrealty.com">chris@vintonrealty.com</a>  <a href="http://www.VintonRealty.com">http://www.VintonRealty.com</a>                  2003020919             </p>	
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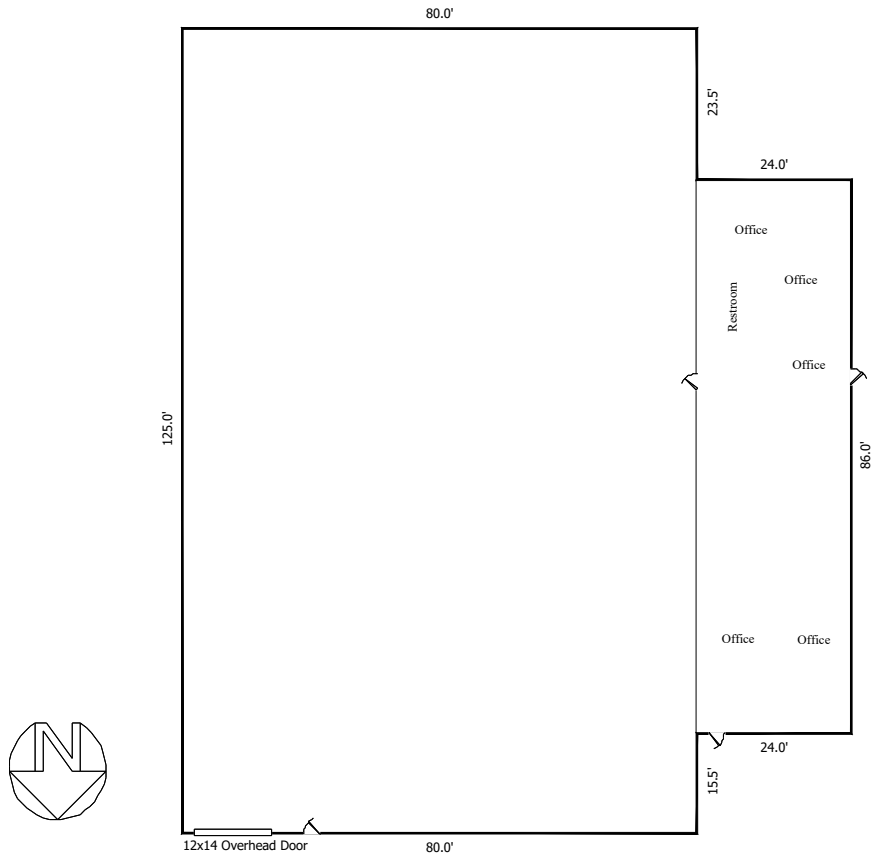
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For more information contact Vinton Commercial Realty 417.334.9400 [chris@vintonrealty.com](mailto:chris@vintonrealty.com) [www.VintonRealty.com](http://www.VintonRealty.com)  
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## Dimensions of the Improvements



**Dimensions and Layout of Improvements**  
*(not to scale)*