

Agent Only Report

171 South Payne Stewart Drive Drive Branson, MO 65616

\$2,800

	60065113	Commercial-All Types	Office	Active
	County: Taney Subdivision: Branson Hills Aprx Lot Size (Acres): 0.2 Aprx Year Built: 2015 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: Yes	List Price: \$2,800 Original List Price: \$2,800 List Price/SqFt: 0.67 Lease Rate (\$/SF/YR): 8 Lease Type: NNN Lease Type: NNN SqFt - Total: 4,200 Inside City Limits: Yes Construction Status: Proposed Park/Complex Name: Branson Hills Development Foreclosure/Short Sale: No		

Directions: 65 North to west on Branson Hills to Right on Prairie Dunes to Left on Payne Stewart Drive to property on the Right.

Legal Description: BRANSON HILLS DEVELOPMENT - PH 2 AMD PLAT BRANSON HILLS DEVELOPMENT - PH 2 AMD PLAT LT 66 . Legal on title shall govern.

Agent Remarks: ***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.

Marketing Remarks: Brand New Professional Offices located in new complex just off Branson Hills Parkway. Owner is willing to provide allowance for infill, subject to terms. Many options with approx. 4,200 sqft, ample parking and located in a highly trafficked area of locals and tourists.**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
Financing: Cash How to Show: Call Listing Agent Lockbox: LB Type: None County: Taney Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water; Tenant Pays Business Type: Office	Parking: 6-10 Spaces Heating: Electric Cooling: Electric Restrooms: 2 Waterfront/View: None Roof: Composition		Park/Complex Name: Branson Hills Development Property Name: State Farm Insurance Complex Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-4.0-20-000-000-063.066 2015 Transaction Type: Lease

Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 chris@ivalve.net http://www.VintonRealty.com	Listing Office: Vinton Commercial Realty 52605780 417-334-9400 <i>License #:</i> Listing Member: Christopher Vinton 526000772 <i>License #:</i> 2003020919 chris@ivalve.net LB Type: None Phone # to Show: 417-334-9400 Showing Instructions: Call Listing office for key and showing instructions. Property Sub-Type: Office Sign on Property: Yes Commission Buyer Agy: Commission Buyer Agy: 3% Commission Sub Agy: 0% Commission Trans Brkr: 3%	Agent Cell Ph: 417-861-6314 Agent Primary Ph: 417-861-6314 Listing Broker Is?: Seller's Agent	Owner Name: D Bell Properties, LLC Status Change Date: 10/20/2016 Begin Date: 10/20/2016 Cumulative DOM: 0 Days On Market: 0 End Date: 10/31/2017
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