

Excellent Investment Opportunity!

107, 109, 115, & 121 Industrial Park Dr . Hollister . Missouri 65672

Industrial Warehouses For SALE!



Investment income property for SALE! Four industrial warehouse buildings for sale in Hollister.

Building 107 -14,440 sf. with a 12 x 14' drive-in door and two 8 x 8' dock height doors. **50% Occupied**

Building 109 - 24,000 sf. with 1300 sf being office area. Warehouse has two overhead doors (8x10 & 12x12) and two restrooms. **100% Occupied**

Building 115 - 4500 sf. of which 3600 is finished office/retail space, restroom, and with two overhead doors (8x8 & 10x2). **100% Occupied**

Building 121 - 4500 sf. with 1,000 sf of office/retail space, 12 x 20' overhead door, and two restrooms. **100% Occupied**

- Turn Key Investment
- \$2,950,000.00
- 47,440 sf Total
- Overhead Doors
- Loading Dock
- Office/Retail Space
- MLS # 60242866

Chris Vinton




Vinton Commercial Realty
1017 W. Main St
Branson Missouri 65616
www.vintonrealty.com

Mobile: 417.861.6314
Phone: 417.334.9400
chris@vintonrealty.com

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	60242866		Commercial-All Types	Industrial	Active
	County: Taney Subdivision: N/A Aprx Lot Size (Acres): 5 # Units: 7 Aprx Year Built: 1992 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: Yes Garage/Carport: No		List Price: \$2,950,000 List Price/SqFt: 62.18 SqFt - Total: 47,440 Primary Street Access: Industrial Park Rd. Section: 17 Township: 22 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No		

Directions: From Hwy. 65 to Hollister Exit/Birch Rd. Head east through the light and units are on your left.

Legal Description: The Replat of Lot 1 (except Lot 1A) and part of Lot 2 of Lakes Area Industrial Park located in the NW¼, NE¼, Sec 17, T22N, R21W of the 5th Principal Meridian, City of Hollister, Taney County, MO. Legal on title shall govern.

Marketing Remarks: Investment income property for SALE! Four industrial warehouse buildings totaling 47,440 sf. FOR SALE in Hollister. Building 107: 14,440 sf. with a 12 x 14' drive-in door and two 8 x 8' dock height doors. Building 109: 24,000 sf. with 1300 sf. being office area. Warehouse has two overhead doors (8x10 & 12x12) and two restrooms. 100% Occupied. Building 115: 4500 sf. of which 3600 is finished office/retail space, restroom, and with two overhead doors (8x8 & 10x2). 100% Occupied. Building 121: 4500 sf. with 1,000 sf of office/retail space, 12 x 20' overhead door, and two restrooms. 100% Occupied. On site parking for all units. Excellent location in Hollister Industrial Park just off of Hwy. 65 interchange. Rent roll and financials available upon request. **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
County: Taney View: City Miscellaneous: Fire Alarm; Security System Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water; Tenant Pays Business Type: Distribution; Manufacturing; Office; Retail; Warehouse	Parking: Off Site; Paved Heating: Electric; Forced Air Cooling: Ceiling Fan; Central; Electric Restrooms: 6 View: No Waterfront/View: None Roof: Metal	Real Estate Tax: 22,983.27 RE Tax Provided By: Assessor Records Tax ID: 17-4.0-17-000-000-001.003 2022 Transaction Type: Sale



Presented by
 Christopher Vinton
 Vinton Commercial Realty
 1017 W. Main Hwy 76
 Branson, MO 65616
 Office Phone: 417-334-9400
 Agent Phone: 417-861-6314
chris@vintonrealty.com
<http://www.VintonRealty.com>
 2003020919

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For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com
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		Expires	% of building	% of ALL	Sqft	Monthly	Annual	\$/ Sqft	Est.CAM / yr.
107 Building FRONT	5/2023 Vacant	MTM	58.13%	18.17%	8720		\$0.00	\$0.00	\$6,420.69
107 Building BACK	SDC Herschend	1/2/2024	41.87%	13.08%	6280	\$2,140.00	\$25,680.00	\$4.09	\$4,624.08
Building 107 Total Sqft.			100.00%		15000	\$2,140.00	\$25,680.00	\$1.71	
109 Building	SDC Herschend	1/2/2024	100.00%	50.00%	24000	\$8,410.00	\$100,920.00	\$4.21	\$17,671.64
109 Building Total Sqft.			100.00%		24000	\$8,410.00	\$100,920.00	\$4.21	
115 Building	Cremation	3/31/2027	100.00%	9.38%	4500	\$3,000.00	\$36,000.00	\$8.00	\$3,313.43
Building 115 Total Sqft.			100.00%		4500	\$3,000.00	\$36,000.00	\$8.00	
121 Building	Flat Creek	1/31/2024	100.00%	9.38%	4500	\$3,000.00	\$36,000.00	\$8.00	\$3,313.43
Building 107 Total Sqft.			100.00%		4500	\$3,000.00	\$36,000.00	\$8.00	
TOTALS				100.0%	48000	\$16,550.00	\$198,600.00	\$4.14	\$35,343.27
Expenses									
Taxes 2022						\$1,915.27	\$22,983.27	\$0.48	
Insurance						\$944.00	\$11,760.00	\$0.25	
Trash						\$0.00	\$0.00	\$0.00	
Electric						\$0.00	\$0.00	\$0.00	
Water						\$0.00	\$0.00	\$0.00	
Sewer						\$0.00	\$0.00	\$0.00	
Lawn						\$50.00	\$600.00	\$0.01	
Total Expenses						\$2,909.27	\$35,343.27	\$0.74	
CAM based on 48000 sqft							\$0.74		
As of 5/11/2023						\$13,640.73	\$163,256.73		

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee , warranty or representation about it . It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only ,and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax financial, and legal advisors . You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property .for your needs