



60202431	Commercial-All Types	Office	Active
County: Taney Aprx Lot Size (Acres): 1.5 Aprx Year Built: 1995 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carport: No		List Price: \$1,100 List Price/SqFt: 1.1 Lease Rate (\$/SF/YR): 10.9 Lease Type: FS Lease Type: FS SqFt - Total: 1,000 Section: 17 Township: 22 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No	

Directions: From Branson take Hwy. 65 South to the Hollister Exit then turn left on Hwy. 165 (at stoplight at College of the Ozarks) to College Plaza on the left.
Legal Description: PT NWNW4 City of Hollister Professional Office Space available Suite B. Legal on Title shall govern.

Marketing Remarks: College Plaza is one of he few professional office buildings available in the Hollister area. At only \$1100. mo this space is ideal and ready to MOVE IN NOW. Landlord pays water, trash, and sewer. Tenant pays electric, phone and internet. This property sits just off of Hwy. 65 and offers easy access to Hollister, Branson and the entire Tri-Lakes area! **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
How to Show: Call Listing Agent; Call Listing Office County: Taney View: Mountain Miscellaneous: Private Restrooms; Reception Area Utilities Available: Public Sewer; Public Water Business Type: Office	Parking: 6-10 Spaces Heating: Electric Cooling: Central; Electric Restrooms: 1 Waterfront/View: None Roof: Metal	Park/Complex Name: College Plaza Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 17-4.0-17-002-002-005.000 2020 Sub Lease: No Transaction Type: Lease

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	Property Sub-Type: Office Sign on Property: Yes	Begin Date: 10/02/2021
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	60216617	Commercial-All Types	Office	Active
	County: Taney Aprx Lot Size (Acres): 1.5 Aprx Year Built: 1995 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carport: No		List Price: \$1,500 List Price/SqFt: 0.68 Lease Rate (\$/SF/YR): 8.2 Lease Type: Other Lease Type: Other SqFt - Total: 2,190 Section: 17 Township: 22 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No	

Directions: Hwy. 65 to Hollister exit to left at College of the Ozarks to College Plaza on left.

Legal Description: PT NWNW4; CITY OF HOLLISTER

Marketing Remarks: Beautiful and spacious office suite available in professional building. This unit offers a large open area with two private offices, kitchen area/break room, and restroom. Many options! Tenant pays for electric, phone and internet. Landlord pays for water, sewer and trash. No CAM fees.
 **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
How to Show: Call Listing Agent; Call Listing Office County: Taney View: City; Mountain Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Medical/Dental; Office	Parking: 6-10 Spaces Heating: Electric Cooling: Central; Electric Restrooms: 1 Waterfront/View: None Roof: Metal	Park/Complex Name: College Plaza Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 17-4-0-17-002-002-005.000 2021 Transaction Type: Lease

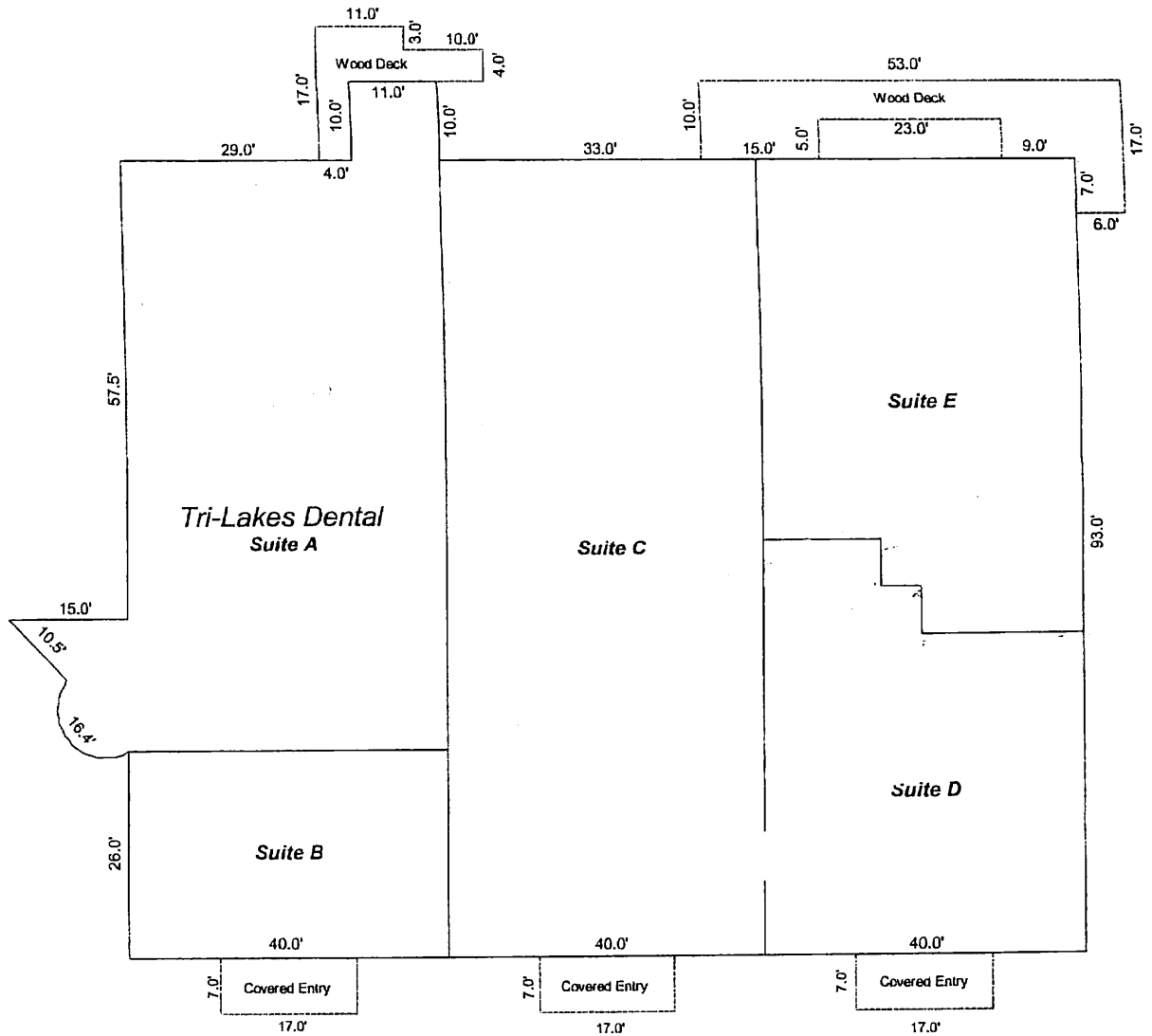
	Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919	Property Sub-Type: Office Sign on Property: Yes	Begin Date: 05/03/2022
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Description of the Real Estate

Dimensions of the Improvements

Dimensions and Layout of Improvements (not to scale)



Suite B

