

2623+- sq. ft. Office Bldg.

1262 N. Kinder, Nixa MO

## For Sale-**Reduced**

Nice small owner/occupant office



~~\$220,000~~ **\$180,000**

Nice newer office building for small business owner. Building has a large reception area, 3 private offices, break room and large work area. The building was built in 2003.

- Finished 1<sup>st</sup> floor is 2,623 sf
- Approx. 2,013 sf of unfinished mezzanine storage
- Approx 0.34 acre
- Just off Hwy. 160(Campbell) & Tracker
- Call agent for appointment to show
- Shipping/Receiving area with overhead door
- 2 restrooms
- Zoned M-1



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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results. Rates quoted may be base rent. Additional charges for taxes, insurance, common area maintenance, etc. may apply. Please call for current availability - subject to prior sale or lease