

9,800+- sq. ft. Office Bldg.

1752 N. Deffer, Nixa MO

For Sale or Lease

From 2,530 square feet & up (lease)



Affordable office space in Nixa. Good value for office buyer or tenant without the need of a high profile building. Building has 1 existing tenant and 1 vacancy. 7,270+- sq. ft. “arms length” tenant would vacate at closing or could negotiate new lease up to 10 years. 2,530+- sq. ft. space is available for lease and could be increased. Lot is 32,892+- sq. ft. with 35 parking spaces. Visible from Hwy. 160 (Campbell). **Occupied-** Call agent for appointment to show.

For Sale

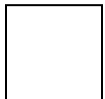
- \$545,000
- 9,800+- sf
- Priced at under \$56 per square foot
- Numerous offices with little wasted space

For Lease

- \$5.75/sf (NN)
- 2,530+-sf which could be increased
- **1st Month Free**
- Zoned Office 3.1



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