

For Sale

Farmington, Missouri

6.7 ACRES
64,000 SQFT

PROPERTY SPECIFICS:

- Land Size: 6.7 acres
- Square Feet: 96,000 total SQFT
- Zoning: B-2 (General Business District)
- Real Estate Taxes: \$21,783.08
- Location: 4335 Showplace Drive
- Sale Price: \$3,900,000 (\$40.63 psf)



Retail / Commercial Building 64,000+ SQFT

DESCRIPTION OF PROPERTY:

64,000 square foot retail building with an additional 32,000 square feet of climate controlled space on the lower level on 6.7 acres. Property completely visible from highway 67 and is currently fully occupied, 2 out of 3 tenants staying. Building could stay retail, or easily convert a portion or all of the building to manufacturing. Building has 7 docks, 2 drive-in docks, 15-16 foot ceilings, extra acreage for expansion, excellent opportunity for additional retail development fronting highway 67.

STRONG DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
Population	7,668	33,590	81,651
Average Income	\$82,386	\$68,852	\$66,942

TRAFFIC COUNTS:

8,100 vehicles per day (doubling in summer months)



Sherry Wagner
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WAGNER COMMERCIAL
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For Sale

Farmington, Missouri



Commercial / Retail

4335 Showplace Drive

Sale Price: \$3,900,000 (\$40.63 psf)



Carpet One

3 Restrooms

Offices

2 HVAC units

13.5 tons

400A 3 phase

34,500 BTU's

*Carpet & tile store could stay
or vacate premises

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Tenant	Square Feet	Monthly Rent	Electric	Gas	Annual Rent
Parkland Gym	14,000	\$7000	\$619	\$240	\$84,000
Carpet One	14,000	\$7000	\$581	\$220	\$84,000
Vacant	36,000		\$1175	\$686	
Lower level	32,000				

Insurance \$12,211.00 Annually
Taxes \$21,783.08 Annually

* Tenants pay their own electric & gas, landlord pays all other expenses



Furniture Store

- 5 Restrooms
- Offices
- 7 HVAC units
- 64 tons
- 1200 A 3 phase
- 1,118,000 BTU

*Furniture store will be leaving 36,000 SF



Gym

- 3 Restrooms
- Dance Studio
- 5 HVAC units
- 24 AC tons
- 600 A 3 Phase
- 372,000 BTU's

*Parkland Gym could stay or vacate premises

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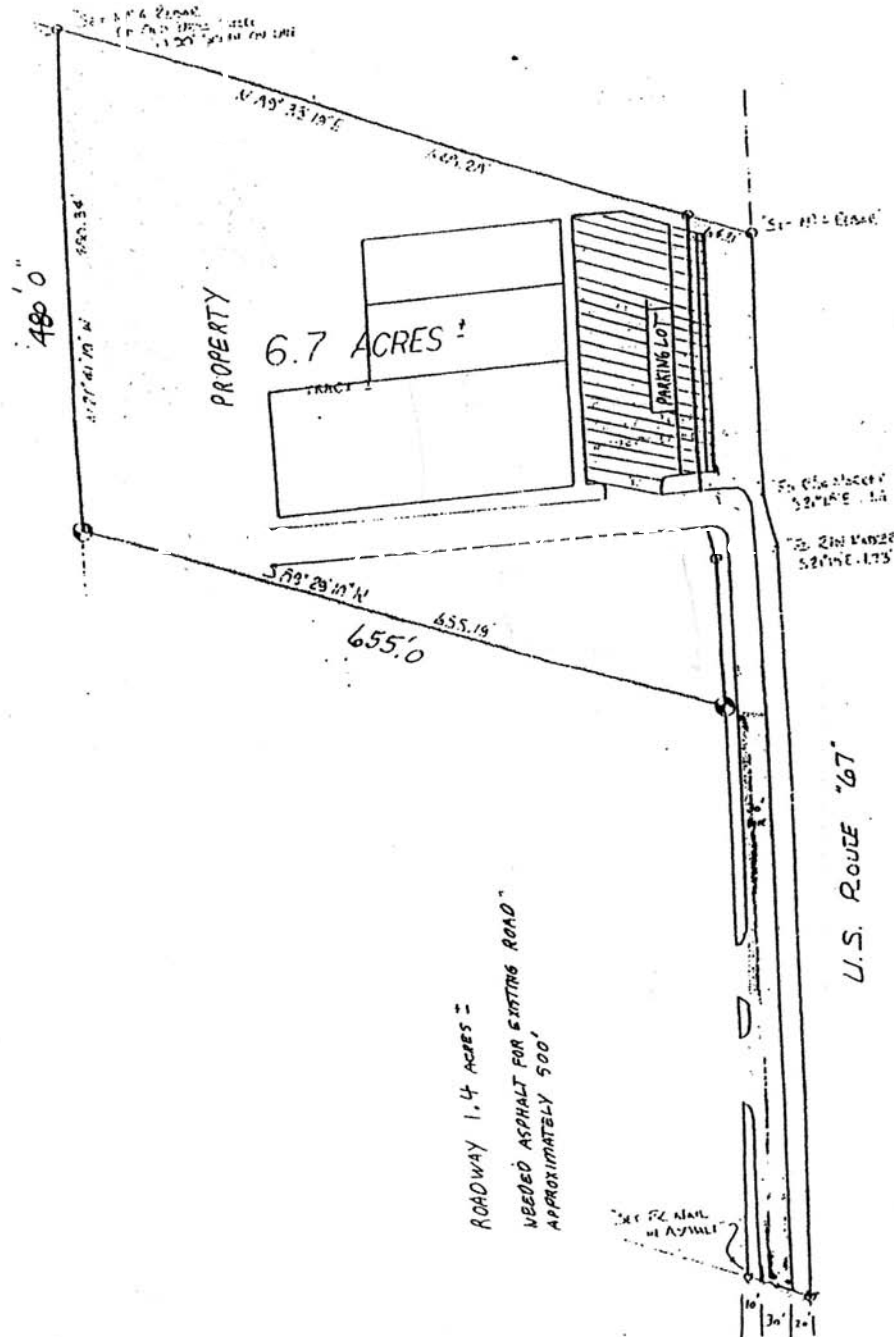


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64,000+ SQFT Retail

Plat of Survey



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