



1801 N.  
Nevada

\$205,500

## 1801 OSAGE, NEVADA, MO, 64772

<https://kwelevate.org>

Unique commercial facility with easy access and great exposure to I-49. Includes over 2,300 sq. ft. of high-quality space along with an adjoining warehouse/body shop with 3-phase 220V power and multiple overhead doors for easy access. This property will have a 20' easement on the south side for access to lot west of business.

- 0 baths
- Commercial
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale **Type:** Commercial

**Status:** Active

**Bathrooms:** 0 baths

**County:** Vernon

**Business Type:** Automotive Related, Industrial, General Office

## Building Details



**Building Area Total: 9468** sq ft

**Roof:** Metal

**Fencing:** Fence - Partial

**LotSizeDimensions:** IRR

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## Miscellaneous

**Listing Terms:** Cash, Conventional

**Foundation Details:** Slab

**Utilities:** Electricity Available

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## Amenities & Features

**Flooring:** Carpet, Concrete

**Sewer:** Sewer - City

**Heating:** Natural Gas, Central, Multi-Unit, Suspended Ceiling

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## Courtesy of

**List Office Name:** BUTTRAM COMMERCIAL REAL ESTATE LLC

