



**\$250,000**

## **1919/1921 GARRISON, CARTHAGE, MO, 64836**

<https://kwelevate.org>

This versatile commercial property offers an exceptional investment or owner-occupant opportunity in one of Carthage's most visible, high-traffic areas. Situated on a rare .65-acre lot within city limits, this property provides both immediate income and long-term upside. The building has been divided into two separate units, each with its own established use and strong functionality: [...]

- 2 baths
- Commercial
- Commercial Sale
- Active



## **Basics**

**Category:** Commercial Sale

**Status:** Active

**Year built:** 1946

**Business Type:** Beauty Shop, General Office, Professional Service

**Type:** Commercial

**Bathrooms:** 2 baths

**County:** Jasper



## Building Details

**Building Area Total:** 2378 sq ft

**Roof:** Rubber

**LotSizeDimensions:** .65 acres

## Miscellaneous

**Listing Terms:** Cash, Conventional, 1031 Exchange

**Foundation Details:** Slab

**Tenant Pays:** Electricity, Insurance, RE Tax, Trash Removal

**Tax Annual Amount:** \$2,667

**Owner Pays:** Gas, Sewer, Water

## Amenities & Features

**Flooring:** Carpet, Ceramic, Laminate

**Sewer:** Sewer - City

**Heating:** Natural Gas, Central

## Courtesy of

**List Office Name:** KELLER WILLIAMS REALTY ELEVATE

