



**\$899,000**

## **2334 FAIRLAWN DRIVE, CARTHAGE, MO, 64836**

<https://kwelevate.org>

Excellent investment or owner/operator opportunity — this 3,910 sqft commercial building sits on nearly 1 acre in a highly visible location. Currently occupied by a restaurant tenant, the property offers a steady income stream and versatile potential for a variety of business uses. In fantastic condition, with ample parking, easy access, and great road frontage [...]

- 0 baths
- Commercial
- Commercial Sale
- Active



## **Basics**

**Category:** Commercial Sale

**Type:** Commercial

**Status:** Active

**Bathrooms:** 0 baths

**Year built:** 2000

**County:** Jasper

**Business Type:** Restaurant



## Building Details

**Building Area Total:** 3910 sq ft

**Roof:** Shingle

**LotSizeDimensions:** IRR

## Miscellaneous

**Listing Terms:** Cash, Conventional

**Foundation Details:** Slab

**Tenant Pays:** Insurance, Gas, Sewer, Water

**Tax Annual Amount:** \$5,823.16

**Owner Pays:** Electric

## Amenities & Features

**Flooring:** Carpet, Ceramic

**Sewer:** Sewer - City

**Heating:** Forced Air

## Courtesy of

**List Office Name:** The Essential Real Estate

