



## 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 [...]

**\$899,000**

- 0 baths
- Commercial
- Commercial Sale
- Active



### Basics

**Category:** Commercial Sale

**Status:** Active

**Year built:** 2000

**Business Type:** Restaurant

**Type:** Commercial

**Bathrooms:** 0 baths

**County:** Jasper



---

# Building Details

**Building Area Total:** 3910 sq ft

**Roof:** Shingle

**LotSizeDimensions:** IRR

---

# Miscellaneous

**Listing Terms:** Cash, Conventional

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

**Owner Pays:** Electric

**Foundation Details:** Slab

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

---

# Amenities & Features

**Flooring:** Carpet, Ceramic

**Heating:** Forced Air

**Sewer:** Sewer - City

---

# Courtesy of

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

