

# FOR SALE

2530 S. Grand, Carthage, MO



## GENERAL INFORMATION

SALE PRICE: \$757,000

LEASE TYPE: Triple-Net

LEASE PRICE:

1st FI (Schmidt) 2,455 SF: \$2,455/month

1st FI (United Country) 800 SF: \$800/month

2nd FI (Schmidt) 960 SF: \$800/month

TOTAL BUILDING SIZE: 9,400 SF



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## PROPERTY INFORMATION

Investment property in highly-sought-after S. Carthage location, near WalMart Super-center. Currently fully-occupied but office space being vacated by long-time tenant, allowing the opportunity for an owner occupant scenario. Very well-maintained 2 story, brick office building with elevator for easy access.

[ADDITIONAL INFORMATION](#)

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[INTERACTIVE MAP](#)

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