



RETAIL SHOWROOM FOR SALE

201 HELENA AVE
ROGERSVILLE, MO 65742

Jack Rankin
O: 417.860.9951
jack.rankin@svn.com

An aerial photograph of a retail showroom building with a white metal roof and blue accents. The building is situated on a corner lot with a large asphalt parking lot. A sign in the foreground reads 'HOMETOWN FURNITURE' with the website 'www.hometown.biz' and phone number '417-753-7672'. A multi-lane highway is visible in the background.

HOMETOWN
FURNITURE
www.hometown.biz
417-753-7672

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building(s) Size:	18,033 SF
Lot Size:	1.1 Acres
Price / SF:	\$69.32
Year Built:	1999
Zoning:	Commercial
Market:	Missouri
Submarket:	Rogersville

PROPERTY OVERVIEW

Thank you for viewing this 18,033 SF retail space located off Helena Ave and Mill Street in Rogersville, Mo. This location is near many neighboring businesses and restaurants including Dollar General, O'Reilly Auto Parts, McDonalds, Subway, and Legacy Bank and Trust. The main building of this retail space offers 7,200 SF of open showroom space, 1,500 SF of additional storage, 2,005 SF of kitchen and office space, and two restrooms. In addition to the main building, there are two metal storage buildings, both with overhead doors. Each building totals 2,100 SF and 3,024 SF respectively. There is also a tenant occupied 2 bedroom, 1 bath house on the property. Buildings are currently occupied by HomeTown Furniture. Business will vacate upon purchase. Subject Property can be purchased with 205 Helena Ave for a total discounted rate of \$1,729,000.

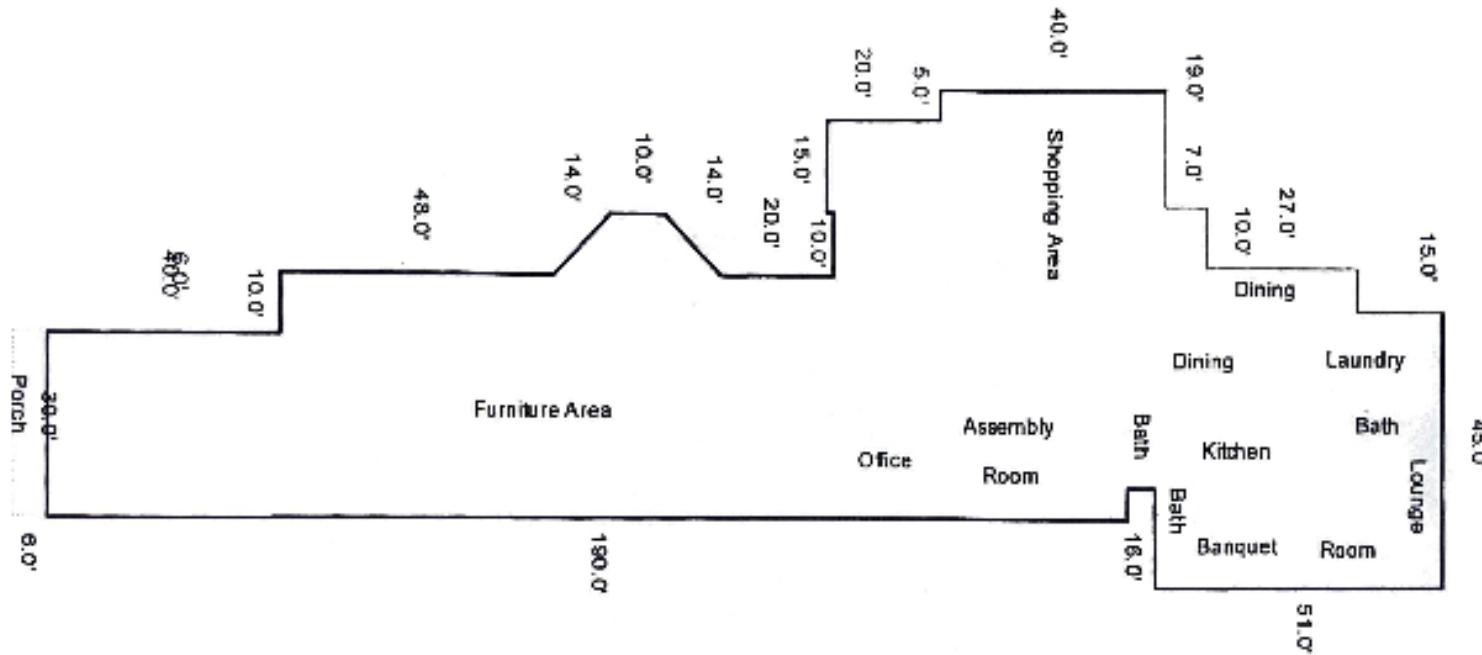
PROPERTY HIGHLIGHTS

- \$1,200,000
- Commercial Zoning
- 500 +/- feet of frontage on highway 60
- Great access from highway 60

Additional Photos



Additional Photos



Additional Photos



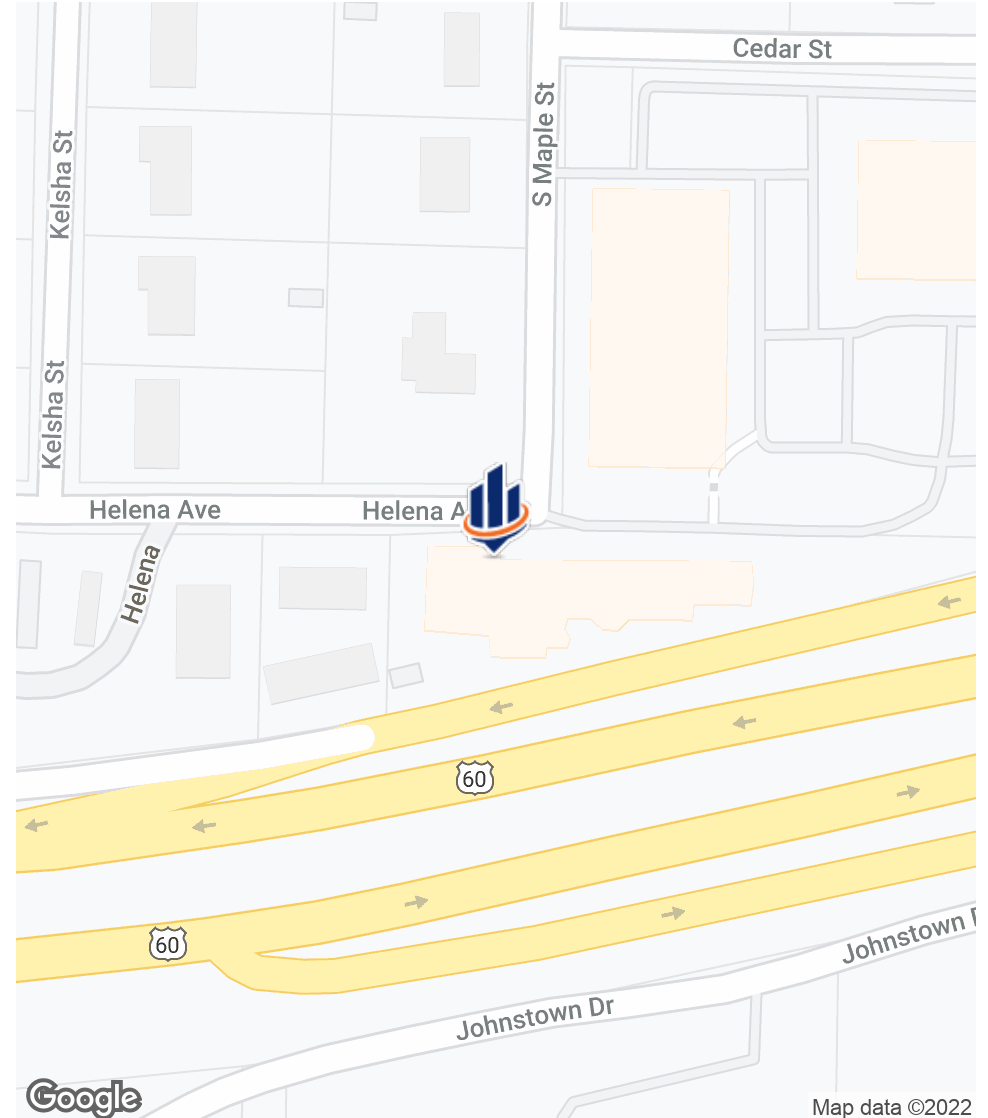
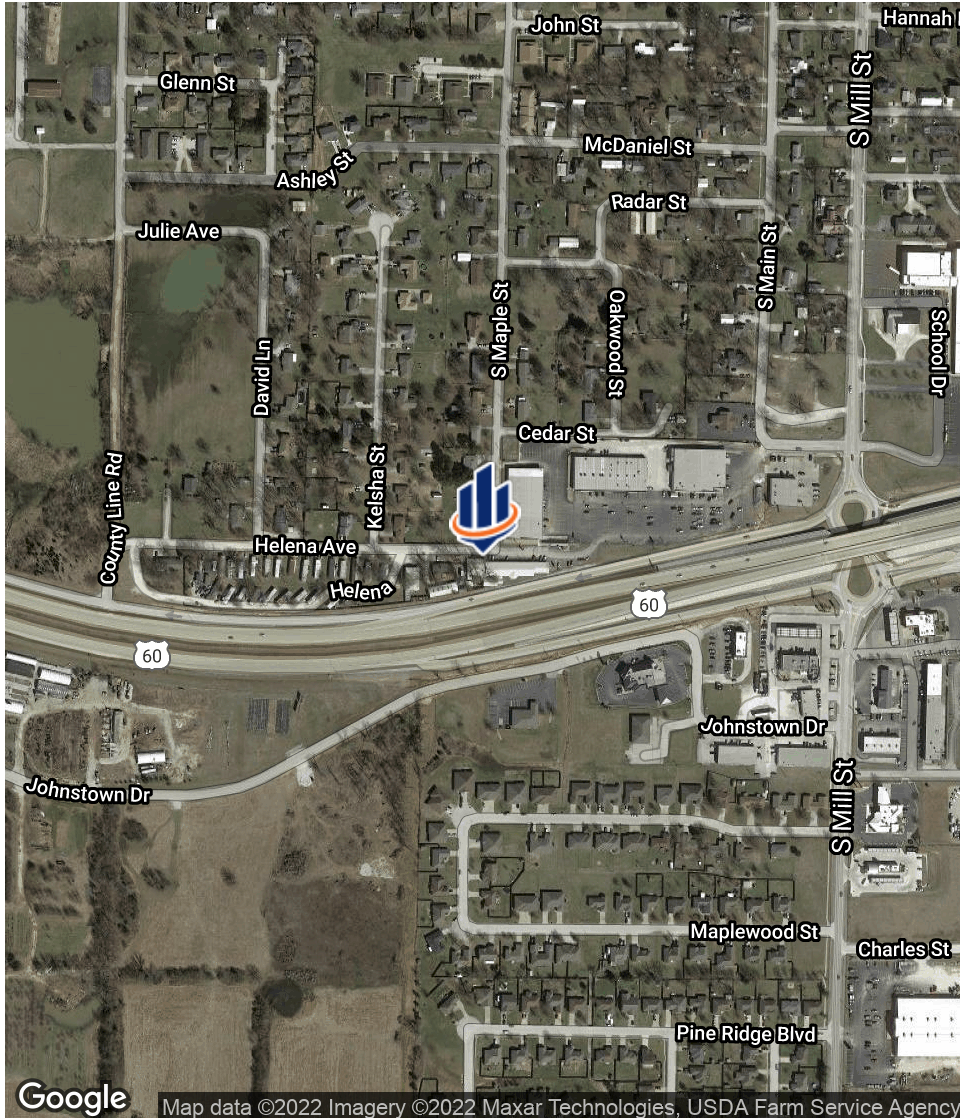
Additional Photos



Additional Photos



Location Map





JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Direct: 417.860.9951 | Cell: 417.860.9951

PROFESSIONAL BACKGROUND

Jack is a recent graduate from Drury University in Springfield, MO, with a bachelor's degree in business management. Since completing school, Jack has gained extensive market knowledge and is dedicated to helping his clients buy, sell, and lease many different product types in the state of Missouri including office, retail, land, and industrial properties.

EDUCATION

-Graduated from Drury University

SVN | Rankin Company, LLC
2808 S. Ingram Mill, Suite A100
Springfield, MO 65804
417.887.8826

Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.