



# OFFICE/ REDEVELOPMENT OPPORTUNITY

221 W. Cherry Street  
Nevada, Missouri







# HIGHLIGHTS

- Former office service center with 52,646 SF of office space in downtown Nevada, MO
- Three story brick office building with a full basement
- Property sale includes the existing cubicles, private office furniture as well as conference rooms and other support areas furnishings
- 1.23 acre site with 53 parking stalls
- Property can be accessed from three streets with the main access point on Cherry Street
- The site has easy access from U.S. Route 54 and Interstate 49
- Property was originally built for Farm & Home Savings and Loan
- C-2 Zoning - General Business District
- Great opportunity for a growing company to locate within Vernon County which offers a pro-business climate
- Vernon County is home to the nationally ranked Cottey College, Crowder College, Midwest Welding Institute and the Nevada Regional Technical Center. These institutions provide a wide range of degree options which provides a solid pipeline of talent.
- Sale Price: \$1,450,000



221 W CHERRY STREET



BUILDING RECEPTION



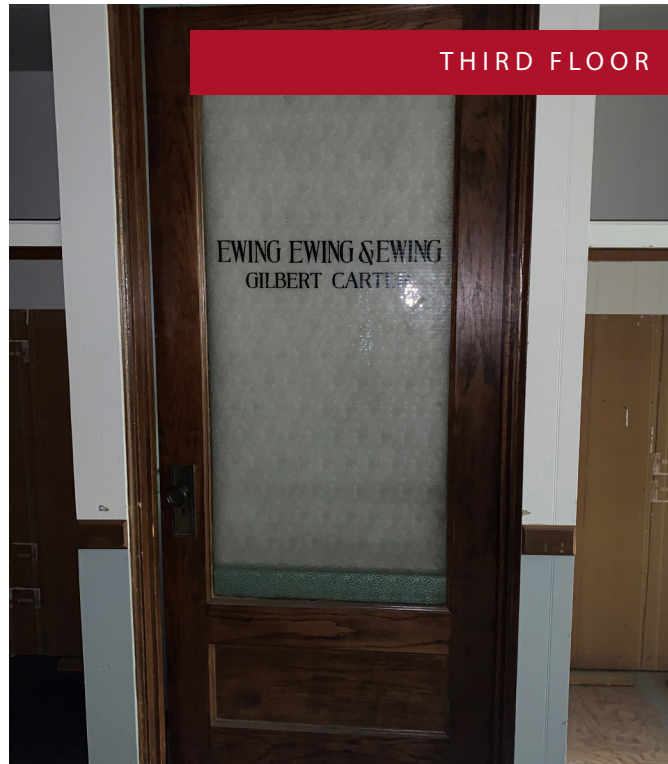
SMALL KITCHEN



BASEMENT BREAK ROOM



THIRD FLOOR

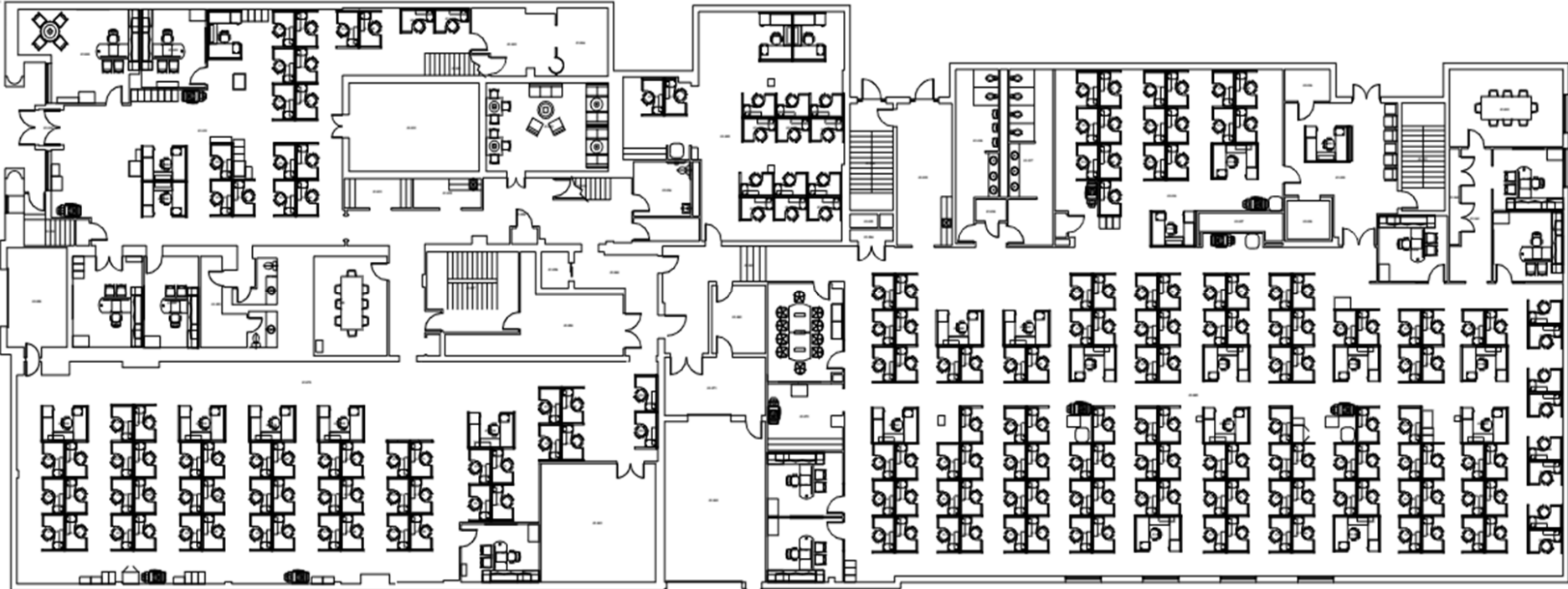


BUILDING DOCK DOOR





# 1ST FLOOR PLAN





# 1ST FLOOR PHOTOS





# 2ND FLOOR PLAN



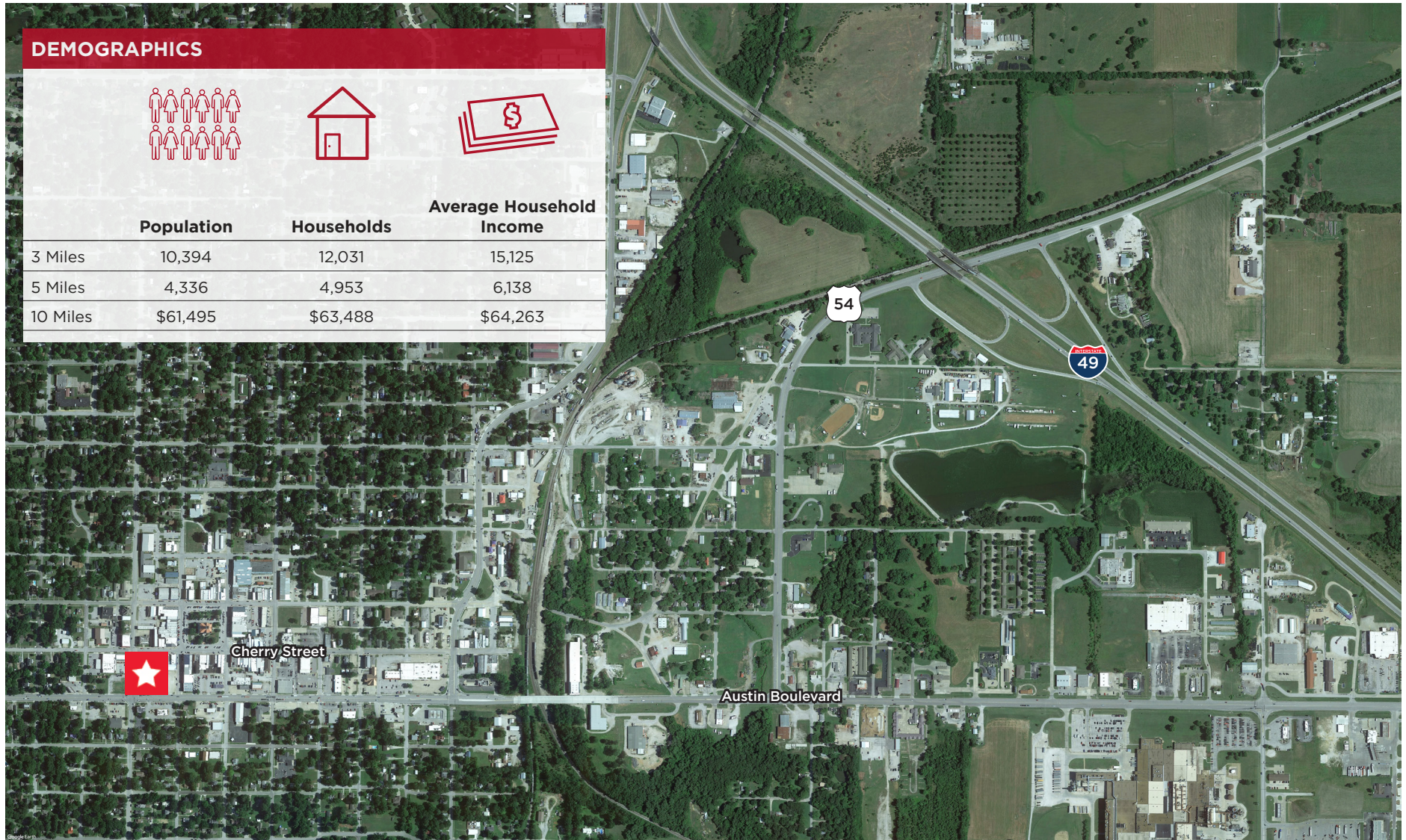


# 2ND FLOOR PHOTOS





# LOCATION AERIAL







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