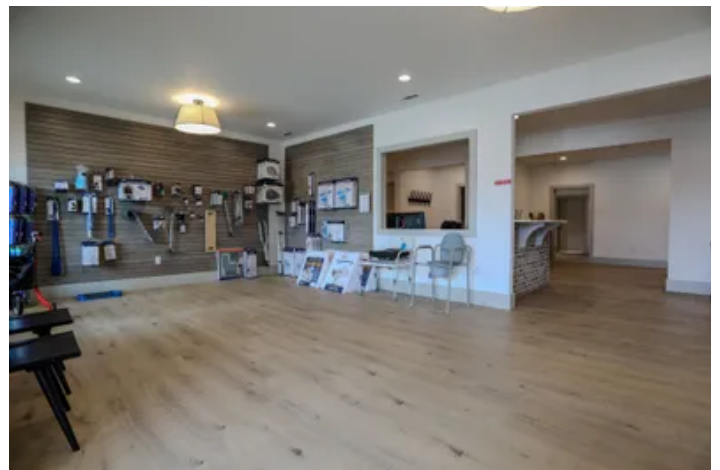


New Premier Commercial Opportunity in Poplar Bluff
1716 West Harper Street
Poplar Bluff, MO 63901

\$2,950,000
3± Acres
Butler County



New Premier Commercial Opportunity in Poplar Bluff Poplar Bluff, MO / Butler County

SUMMARY

Address

1716 West Harper Street

City, State Zip

Poplar Bluff, MO 63901

County

Butler County

Type

Commercial, Business Opportunity

Latitude / Longitude

36.76599 / -90.416568

Dwelling Square Feet

34000

Acreage

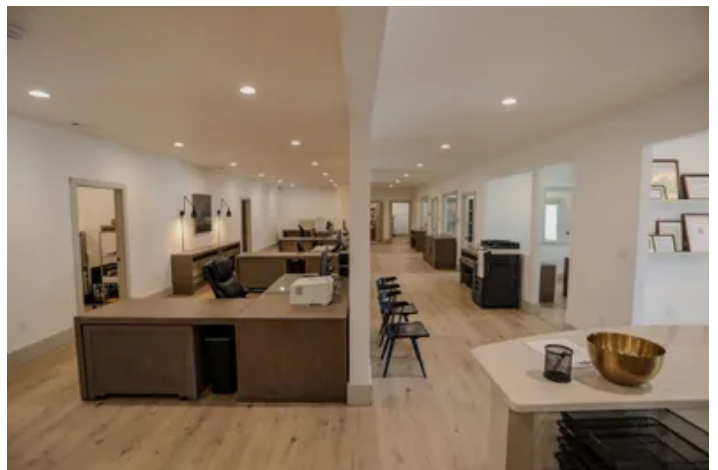
3

Price

\$2,950,000

Property Website

<https://www.mossyoakproperties.com/property/new-premier-commercial-opportunity-in-poplar-bluff-butler-missouri/115378/>

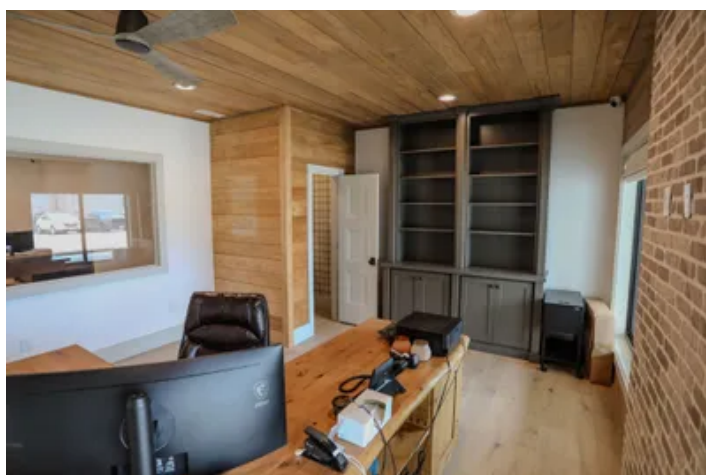


New Premier Commercial Opportunity in Poplar Bluff Poplar Bluff, MO / Butler County

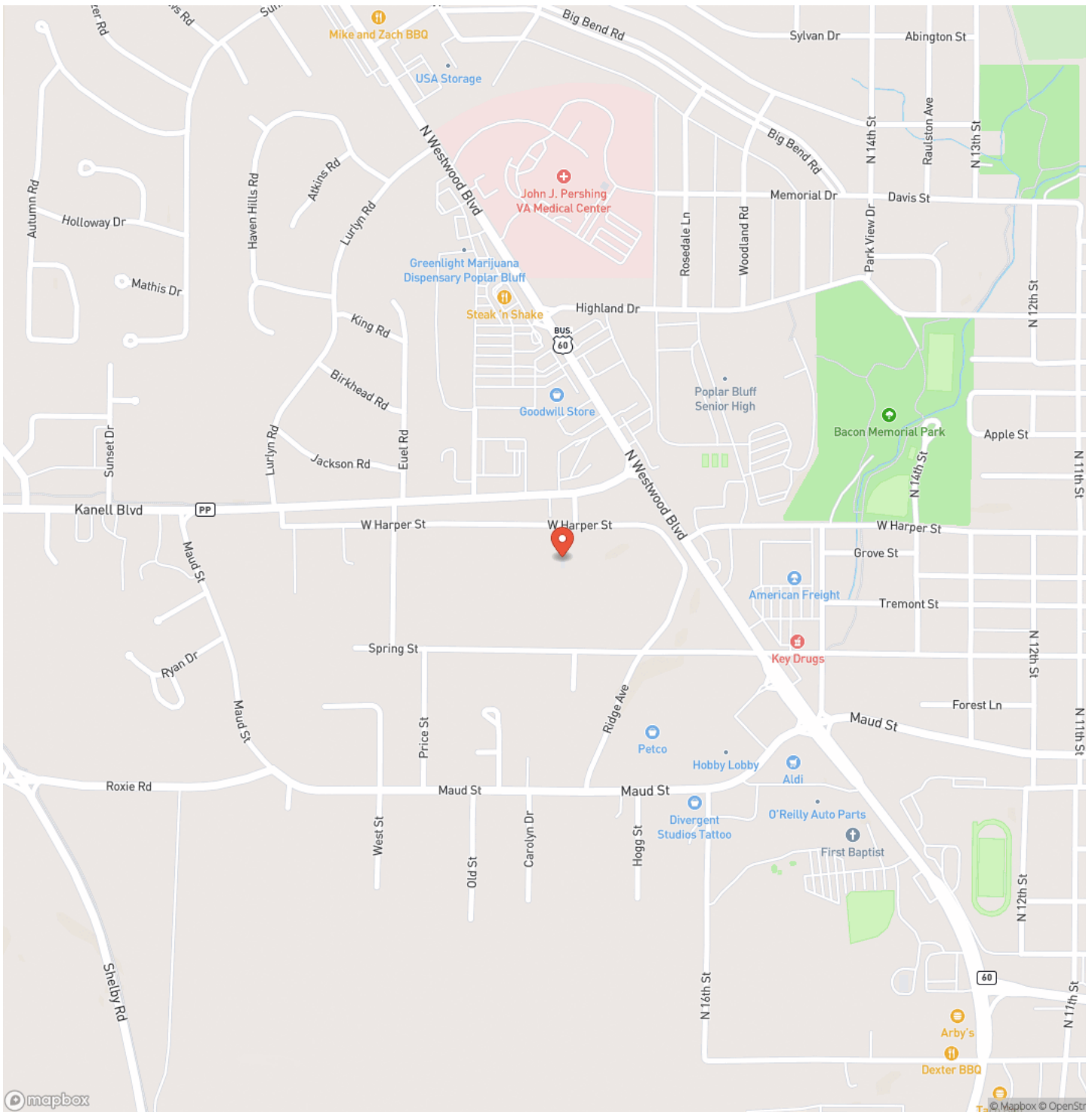
PROPERTY DESCRIPTION

1716 Harper Street, Poplar Bluff, MO - FOR SALE OR LEASE- Position your brand at the pinnacle of efficiency at 1716 Harper Street, Poplar Bluff's premier new commercial lease opportunity. This newly constructed facility boasts 17,500 sq. ft. on the ground level, plus an additional 8,500 sq. ft. of heavy-duty second-floor storage that can easily be finished to suit your growing needs. HUGE unfinished basement with overhead doors. No expense was spared in construction, featuring high-efficiency spray foam insulation, eco-conscious fixtures, and solar panels that deliver incredibly low utility bills for a space of this scale. The front of the building features 8,500 sq. ft. of premium office space, including a large lobby, reception area, 4 private offices, a conference room, 3 open-air workstations, and flexible storage. Complete with 5.5 baths, a full kitchen, automated power shades on street-front windows, and fabulous modern decor, the offices transition seamlessly to a large efficient warehouse. The industrial wing is equipped with 3 large overhead doors, a loading dock, and the expansive 8,500 sq. ft. upper deck. Outside, a large, fully fenced back lot provides secure, ample parking and outstanding central access for logistics. This is a rare, turn-key masterpiece ready to accommodate a wide variety of commercial, retail, or regional headquarters operations. The Western portion of the building offers an additional 2,500 sf with lease agreement in place.

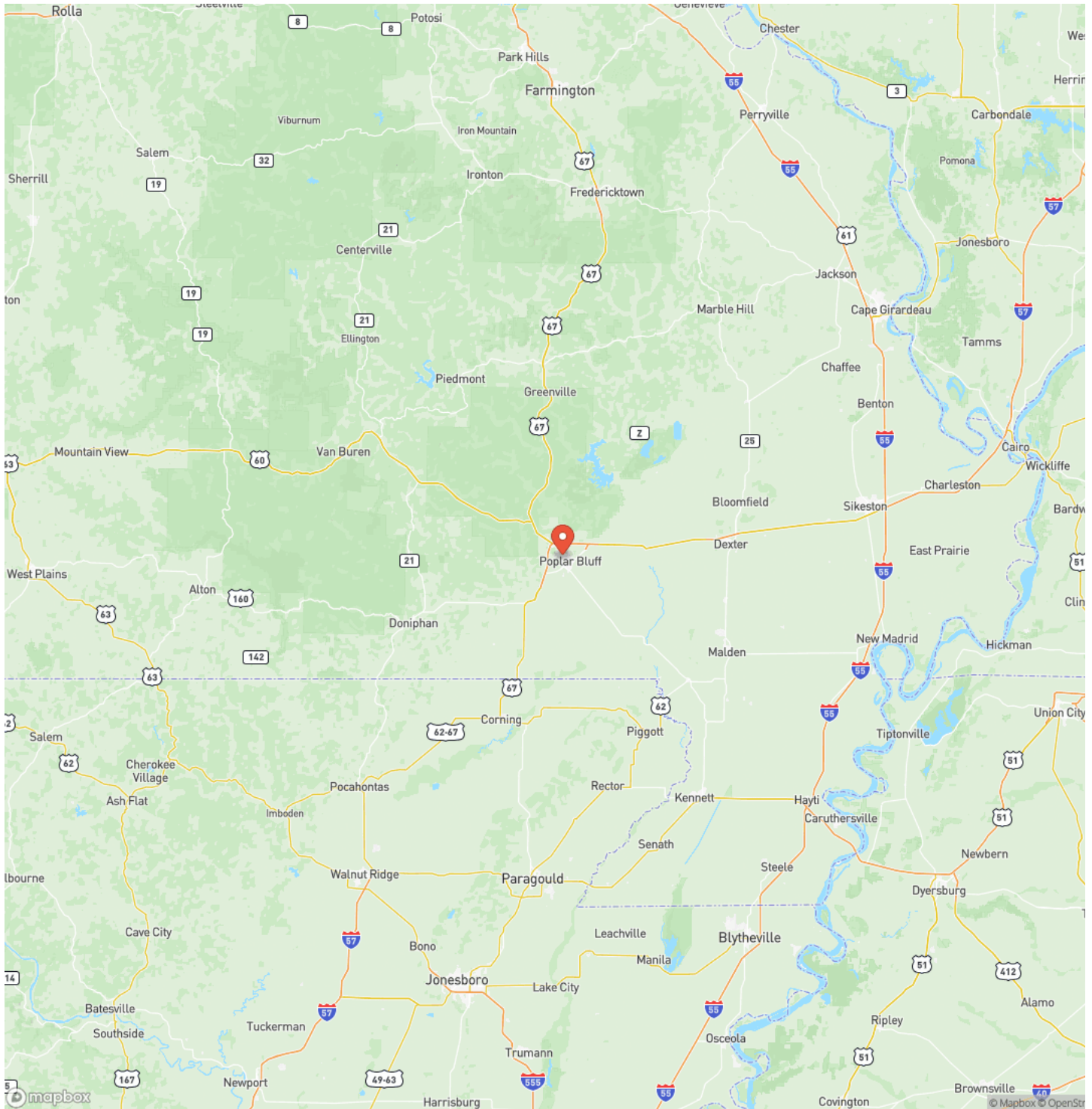
New Premier Commercial Opportunity in Poplar Bluff
Poplar Bluff, MO / Butler County



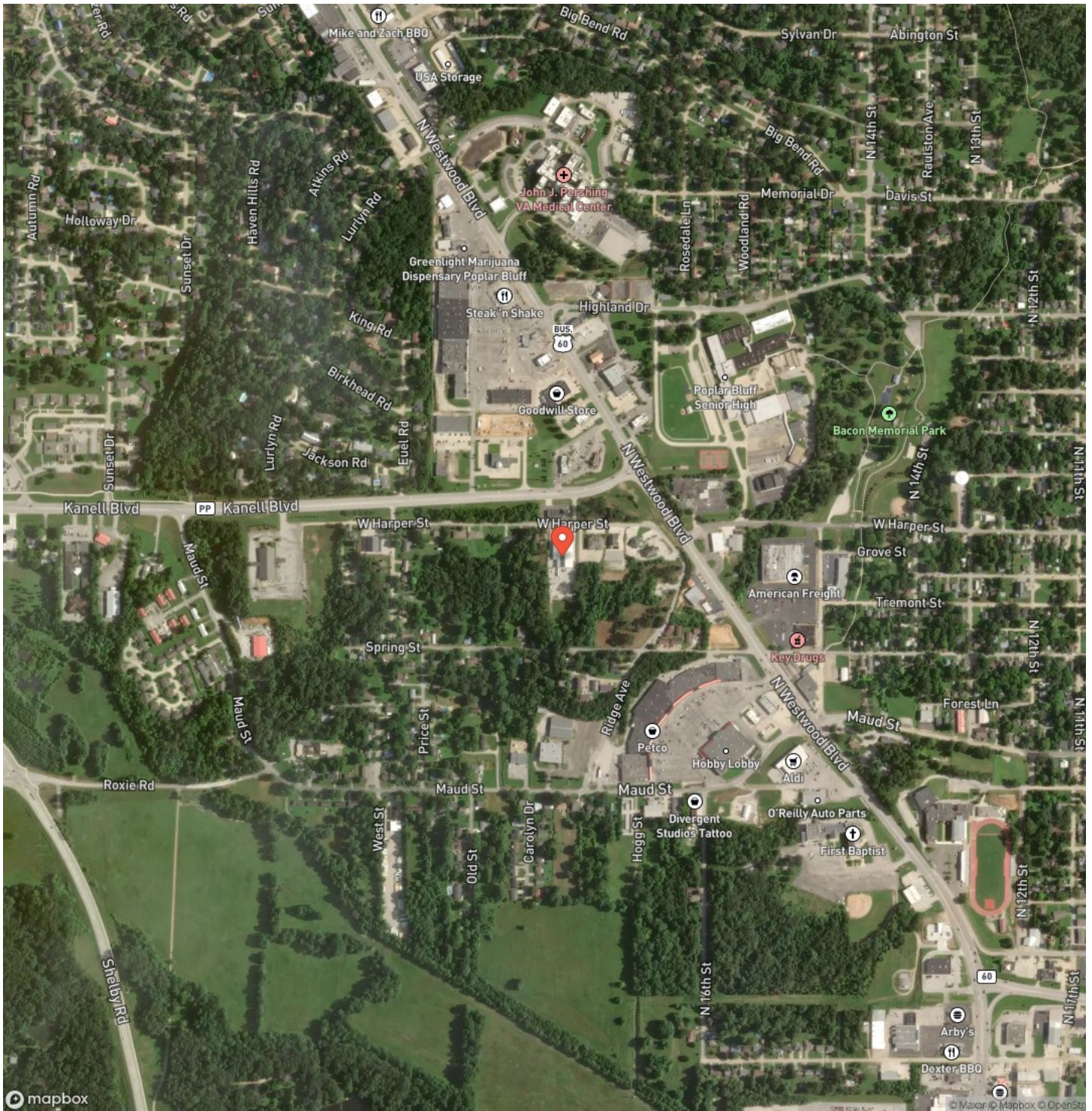
Locator Map



Locator Map



Satellite Map



New Premier Commercial Opportunity in Poplar Bluff Poplar Bluff, MO / Butler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lucas Edington

Mobile

(573) 718-2800

Office

(573) 712-2252

Email

ledington@mossyoakproperties.com

Address

947 N. Westwood Blvd.

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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