

**FOR SALE**

404 W. ROLLA ROAD | SALEM , MO 65560



## VERSATILE MULTI-USE OFFICE BUILDING

- 4,126 SF m/l
- Free Standing Office Building
- Salem Center Location
- Paved Parking 20+- spaces
- 1.49 Acres M/L
- Zoned C - Commercial
- Wide Access Curb Cut
- Additional Land Included .59 ac m/l

**Mark Kerivan** | 417-575-1271 | mkerivan@murney.com

 **MURNEY COMMERCIAL**  
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

Information regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

## EXECUTIVE SUMMARY

**PROPERTY OVERVIEW**

Excellent opportunity to own a spacious 4,126 sq. ft. former medical clinic in Salem, Missouri, conveniently located just off the downtown area. This well-positioned commercial property offers strong visibility, practical accessibility, and a flexible layout that may support a wide range of professional, medical, office, or service-based uses. With its generous square footage and established clinic-style configuration, the building provides a solid foundation for an owner-user, investor, or business looking to expand into a functional and easily adaptable space.

The freestanding building includes a large asphalt parking lot with more than 20 parking spaces, zoned "C" Commercial, offering convenient access for clients, patients, staff, and visitors. Entry is through an interior vestibule that opens into a spacious waiting and reception area, creating a welcoming first impression and a practical flow for front-office operations. The interior features a clerical counter, two administrative offices, a clerical work area, six individual rooms, two additional private offices, oversized multipurpose rooms, a large break room, six restrooms, and additional storage areas.

Built in 1971 of a mix of concrete block, wood framing and vinyl siding with a small brick veneer front. Roof is a composition asphalt shingle.

Property is sold "AS IS" with right to inspection.

The adjacent vacant land parcel # 08-6.0-13-1-23-006.00 (.059 ac m/l) is included.

**PROPERTY SUMMARY**

|                |                  |
|----------------|------------------|
| LIST PRICE     | \$280,000        |
| LOT SIZE       | 1.49 acres       |
| BUILDING SIZE  | 4,126 SF         |
| BUILDING CLASS | B                |
| PARKING        | Paved Lot        |
| ZONING         | C- Commercial    |
| MARKET         | Central Missouri |
| TAXES- 2025    | \$3,559.17       |

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



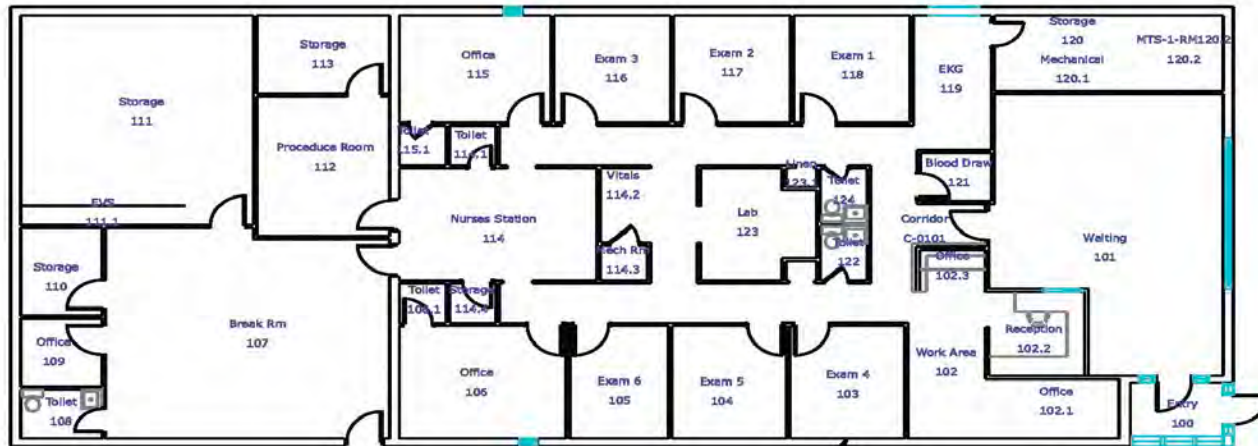
## AERIAL MAP



SITE LOCATION



FLOOR PLAN



Mercy Clinic Family Medicine  
Salem  
36552600



Revision Requested By Bonnie Williams - Date: 11/30/2023

**DISCLAIMER**

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, 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 Memorandum 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 Memorandum 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 Murney Associates, Realtors 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.

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