
	60095864	Commercial-All Types	Other	Active
	County: Greene Aprx Lot Size (Acres): 9.75 Aprx Year Built: 1996 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: Yes		List Price: \$900,000 List Price/SqFt: 81.7 SqFt - Total: 11,016 Section: 29 Township: 30 Range: 21 Inside City Limits: No Construction Status: Existing Foreclosure/Short Sale: No	

Directions: From Springfield, North of I-44 onto State Highway H (Exit 80), approximately 3 miles to sign on right just before State Highway Aa.
Legal Description: All of the South Half (S1/2) of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-nine (29), Township Thirty (30) North, Range Twenty-one (21) West of the Fifth Principal Meridian, all in Greene County, Missouri, except that part taken or used for roads.

Marketing Remarks: This beautiful 11,000+ sq. ft. building is currently home to an active, growing church with main sanctuary, separate youth/multipurpose area and kitchen, 5 offices, conference room, classrooms and nursery/early childhood area, multiple storage areas, ample parking, partially fenced playground and fire pit area for those memorable youth gatherings. Property is not limited to church use, but could have diverse potential, particularly considering the 9.75 near level acres and over 300 ft. of frontage on H Hwy. Highly desirable location only 3 miles north of I-44. Building has had new roof and numerous upgrades since owners purchased in 2014. Some furnishings and equipment can stay. A list will be provided upon request. Listing agent must be present for showings.

Details	Dock Information	Tax & Legal
How to Show: Call Listing Agent County: Greene Utilities Available: Electric; High Speed Internet Access; Septic Tank; Water Well Business Type: Church	Parking: 20+ Spaces; Hard Surface; Paved; Private Drive Heating: Electric; Floor Furnace Cooling: Central; Electric Restrooms: 6 Waterfront/View: None Roof: Metal	Property Name: Sanctuary of Praise, COGIC Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 880929400022 2017 Transaction Type: Sale

 Sue Andersen Sue Andersen Realty 763 Eagle Rock Road Branson, MO 65616 417-334-8152 sue@sueandersenrealty.com http://www.sueandersenrealty.com License #: 1999004953	Property Sub-Type: Other Sign on Property: Yes	Begin Date: 12/04/2017
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