

100 E
BROADWAY

100 E BROADWAY , ASHLAND, MO
65010

MEL ZELENAK

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OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	10,000 SF
Available SF:	
Lot Size:	
Price / SF:	\$80.00
Cap Rate:	7.0%
Zoning:	C-G

PROPERTY OVERVIEW

Two story building of approximately 10,000 SF comprising three second story, one bedroom apartments and four office/retail ground floor spaces.
 Lot is +/- 105' X 82'

PROPERTY HIGHLIGHTS

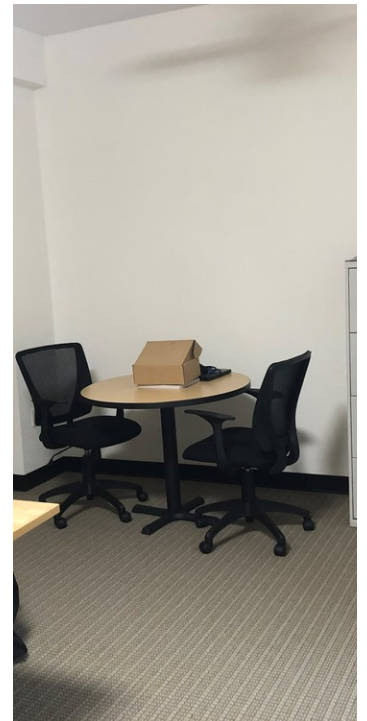
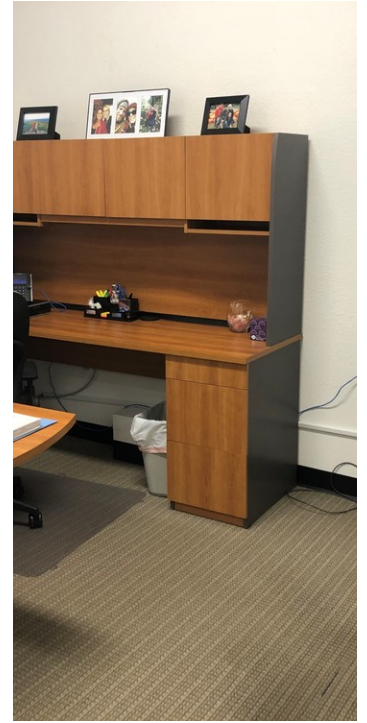
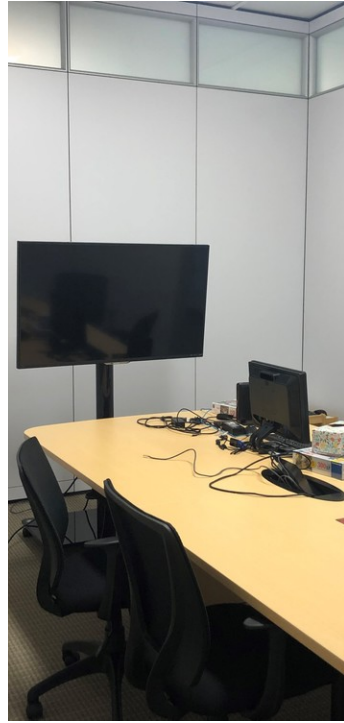
- Strategically located at central intersection of Downtown Ashland
- Rapidly growing community
- Located across from YMCA, opposite City Hall, and near Southern Boone High School
- Totally renovated with addition in 2001
- Apartments are on annual lease with all currently rented
- Four ground floor commercial spaces all leased.

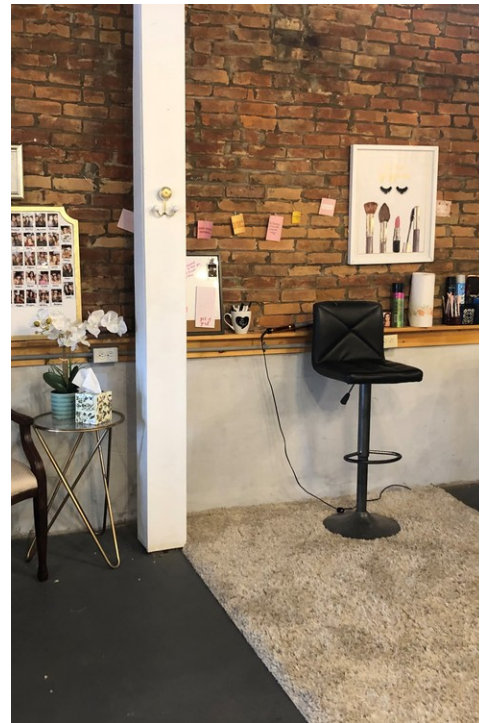
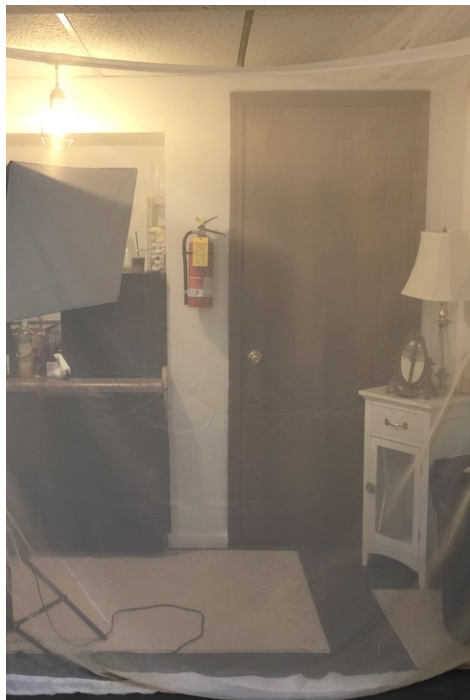
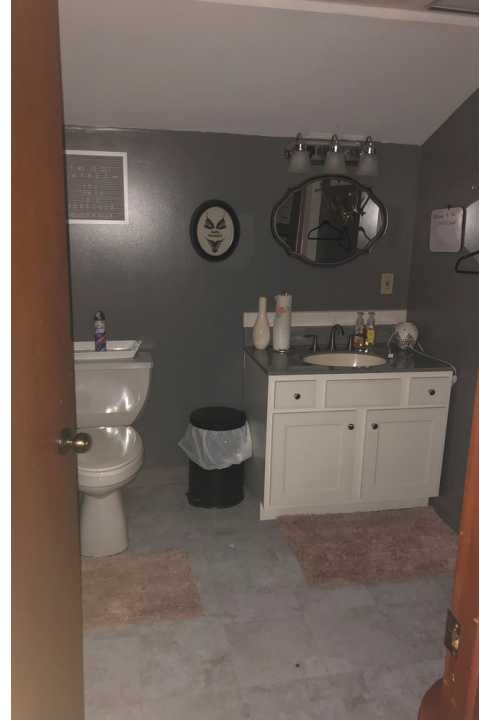
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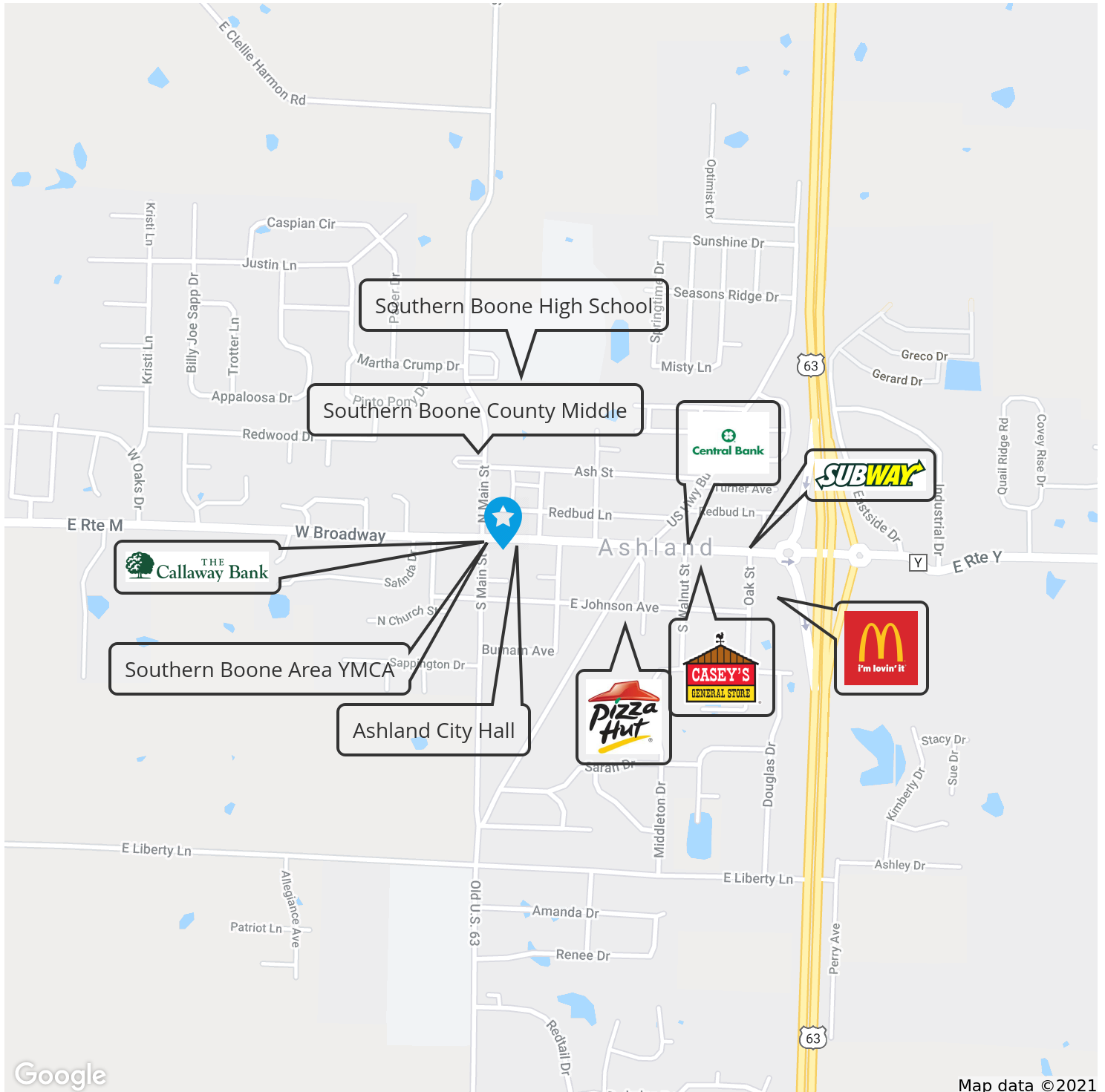
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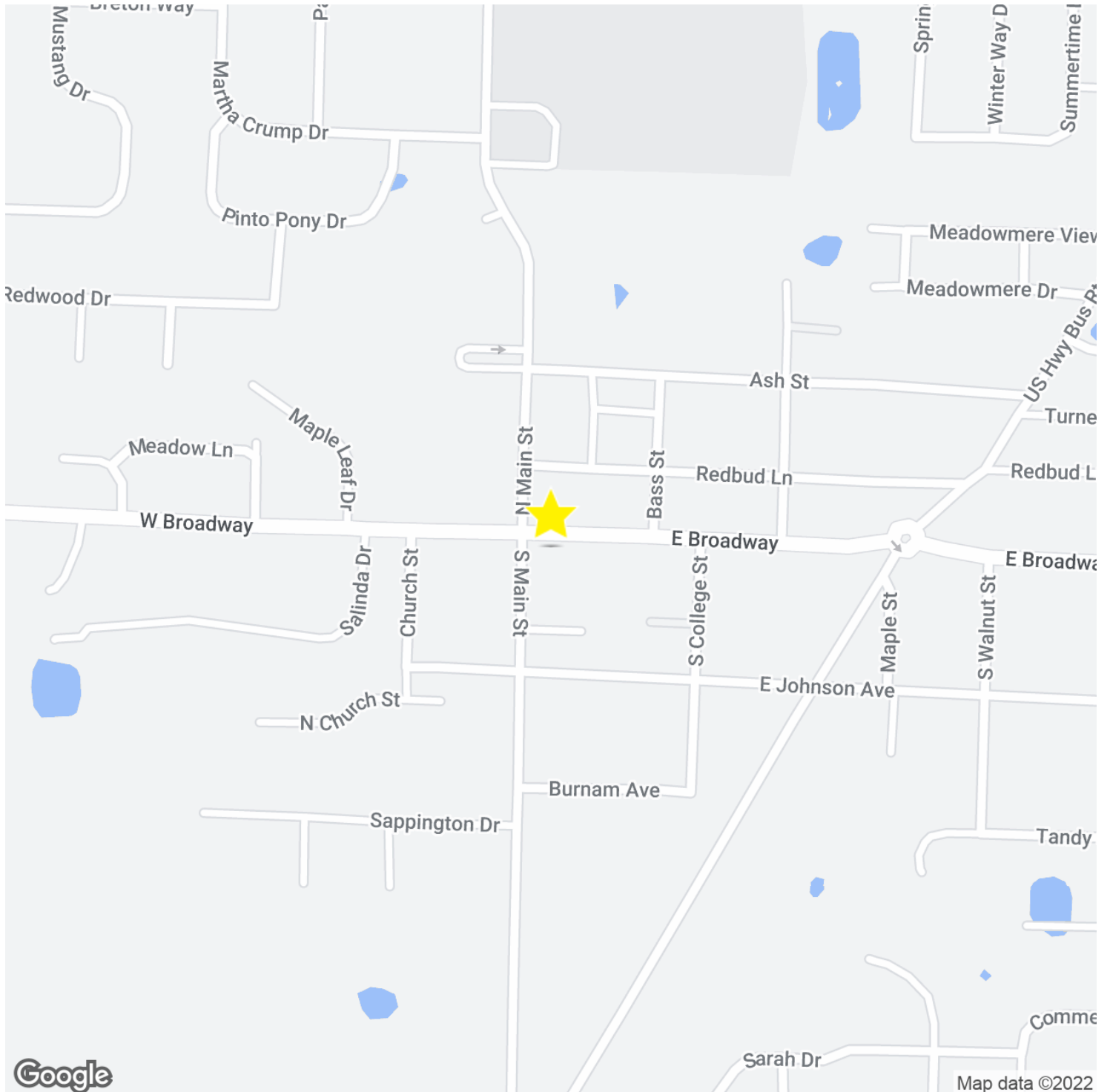


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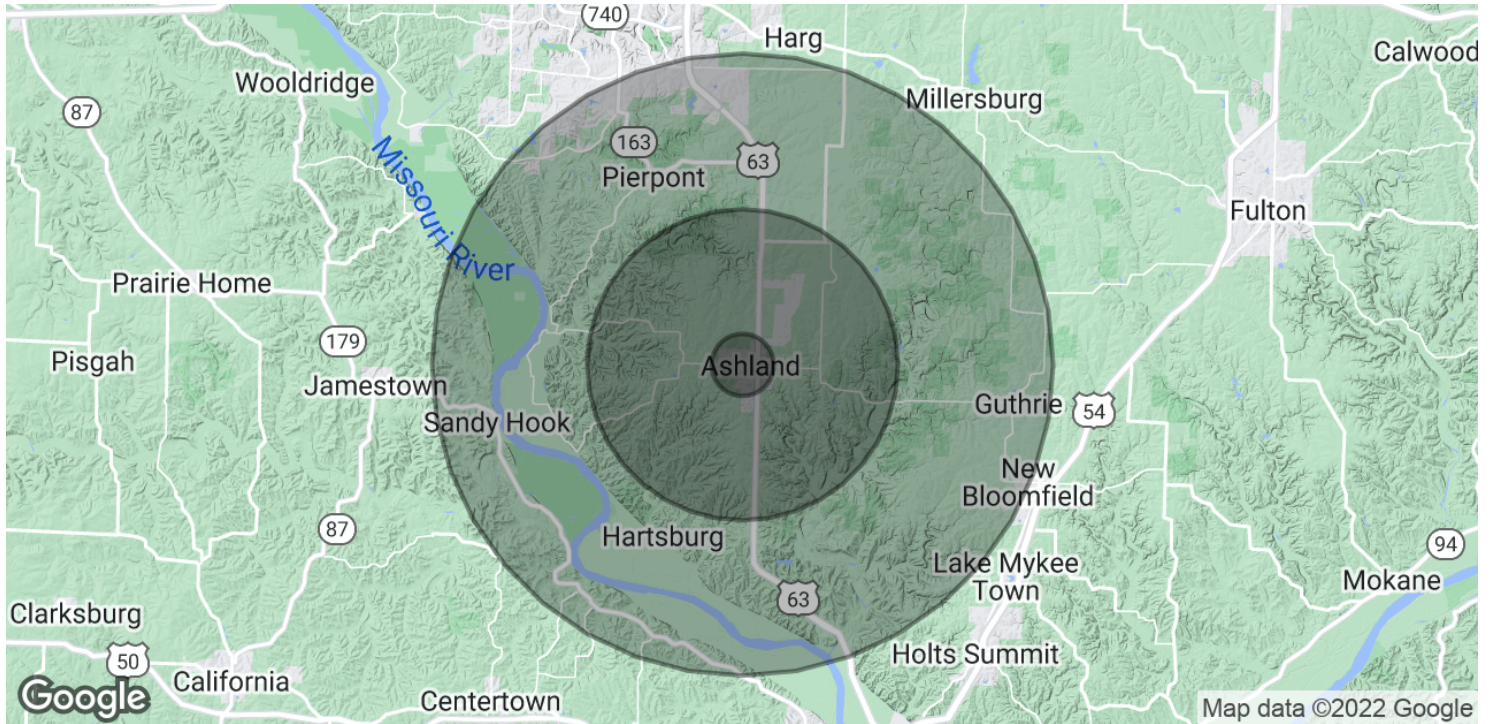
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	225	5,236	31,204
Average age	36.5	37.9	34.4
Average age (Male)	35.6	37.4	33.8
Average age (Female)	37.4	38.0	34.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	88	2,077	12,555
# of persons per HH	2.6	2.5	2.5
Average HH income	\$70,565	\$71,355	\$64,005
Average house value	\$196,233	\$205,122	\$200,207

* Demographic data derived from 2020 ACS - US Census

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