



HOSPITAL & CLINIC SPACE BUILDING FOR SALE

A wide-angle photograph of a large, modern hospital and clinic building. The building has a dark, flat roof and a facade of brick and light-colored panels. It is situated on a large, green lawn with several large trees in the background. A small gazebo is visible on the lawn. A white van is parked on the right side of the image.

BOONVILLE HOSPITAL & CLINIC SPACE

17651 HIGHWAY B, BOONVILLE, MO
65233

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OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	73,606 SF
Available SF:	
Lot Size:	17.71 Acres
Price / SF:	\$33.96
Year Built:	1970
Renovated:	2006
Market:	Boonville

PROPERTY OVERVIEW

Former Hospital building (+/- 60,106 sq ft) and the adjacent clinic building (+/- 13,500 sq ft) are available for sale and are priced to sell. This offering includes both the hospital building, clinic building and the 17.71 acres on which the properties sit. Ideal for similar future use or a relatively easy conversion for long-term assisted living. Much of the furniture, fixtures and equipment remain.

PROPERTY HIGHLIGHTS

- Hospital building and clinic offered as a package
- Priced to sell (\$2,500,000)
- 17.71 acre lot
- Convenient access to Interstate 70
- Much of the furniture, fixtures and equipment from previous occupant remain

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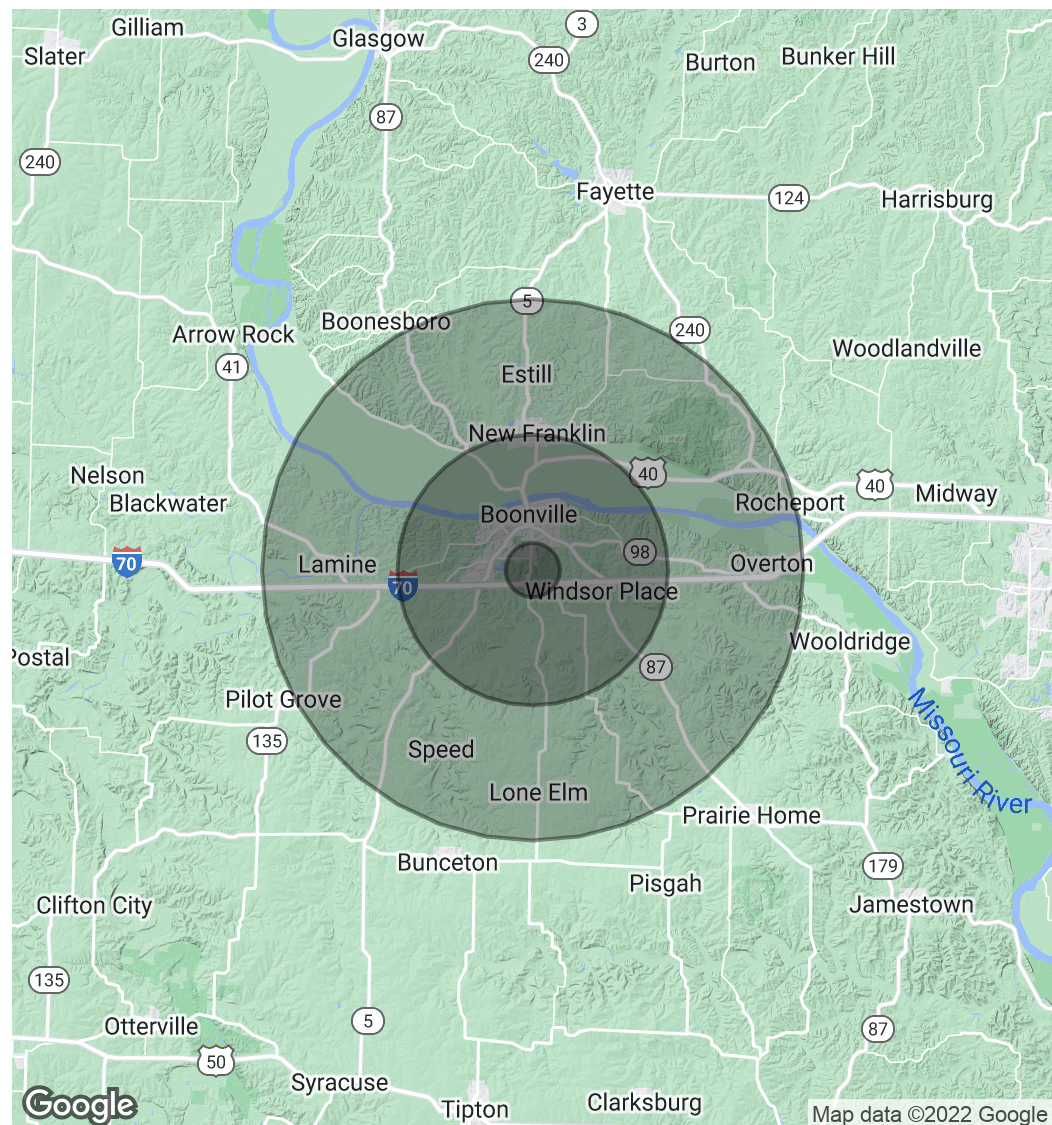


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,526	11,468	16,478
Average age	40.6	38.0	37.6
Average age (Male)	38.4	36.2	36.1
Average age (Female)	43.1	43.4	43.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	620	4,209	5,898
# of persons per HH	2.5	2.7	2.8
Average HH income	\$49,174	\$48,518	\$48,970
Average house value	\$126,159	\$132,494	\$133,623

* Demographic data derived from 2020 ACS - US Census



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