

**Downtown Business****Available Sq. Ft.: 2,100****Address:**

121 W Spring St  
El Dorado Springs MO 64744 (Cedar County)

**Property and Area Description:**

This building is located in the downtown business district. It has been used as office space for many years. There is a good labor pool available.

**Building Details:**

Total Sq. Ft.: approx. 2100  
Number of Stories: 1  
Ceiling peak (ft): 9 feet  
Expandable: No  
Construction Type: Concrete Block  
Site Size (Acres): N/A  
Year Built: approx. 1960  
Ceiling Eaves (ft.): 9 feet  
Zoning: Central Business  
Within City Limits: Yes

**Contacts:**

Bruce Rogers  
City Hall  
135 W Spring St  
El Dorado Springs MO 64744  
Phone: 417-876-2521  
Fax: 417-876-4320  
E-mail: cityeldo@centurytel.net  
Web site: cityofeldoradospringsmo.com

**Transportation:**

Nearest Interstate: I-44 Distance (miles): 75  
Nearest 4-Lane Highway: US 71 Distance (miles): 19  
Nearest Commercial Airport:  
Springfield MO Distance (miles): 78  
Rail Served: No

**Offering:**

Sale/Lease Price: Upon Request

**Utilities:**

Electric Distribution: City of El Dorado Springs  
Natural Gas Distribution: Missouri Gas Energy  
Water: City of El Dorado Springs  
Sewer: City of El Dorado Springs  
Local Telecommunications Service: Centurylink