



Real Estate Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

Liberty Fireworks, Fireworks Emporium & Poor Boys Fireworks ***101 Speedys Dr. 101 Liberty Ln. and 106 Liberty Ln. Rock Port, MO 64482***

These 3 PRIME retail locations, all located in Rock Port, MO have permanent buildings and paved parking lots.

They have been in business for 35 years at the same locations with an established clientele. Unique business opportunities like this in a small community do not come up very often, so act NOW!

Call Billie Paul Sharp today for a showing!

LOCATION:

Located just off I-29 & US 136/ Exit 110

PRICE:

\$2,100,000.00 Total

TAXES:

2022 taxes were \$12,838.99 on buildings and 3.71 acres.

OTHER FEATURES:

Liberty Fireworks: 46' X 100' with basement

Emporium Fireworks: 24' X 72'

Poor Boys Fireworks: 40' X 100'

4 Semi trailers and 30 Ft inflatable Uncle Sam balloon are included with the sale.

Inventory in buildings is not included in the sale and will be sold separately.



LISTING AGENT:

Billie Paul Sharp

660-572-0029 or bpsharp@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

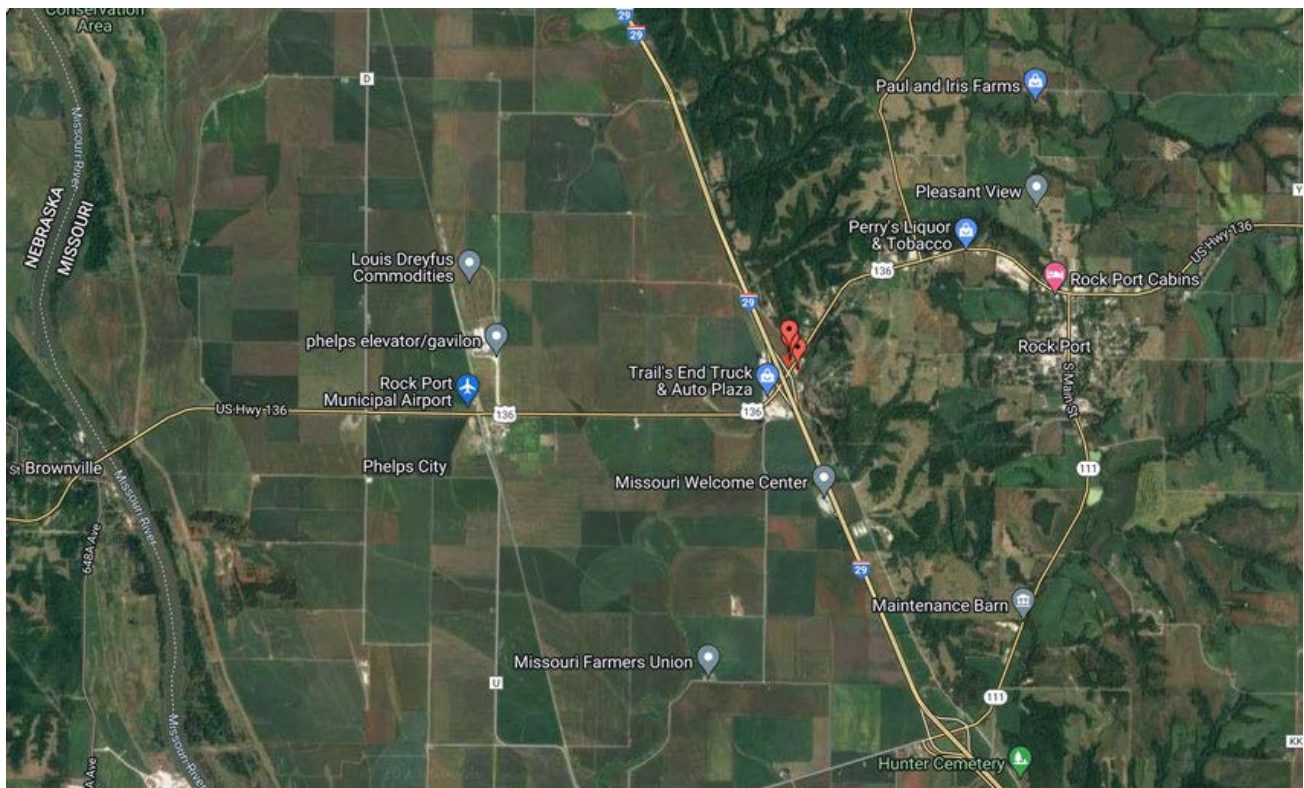
All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

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Google Aerial



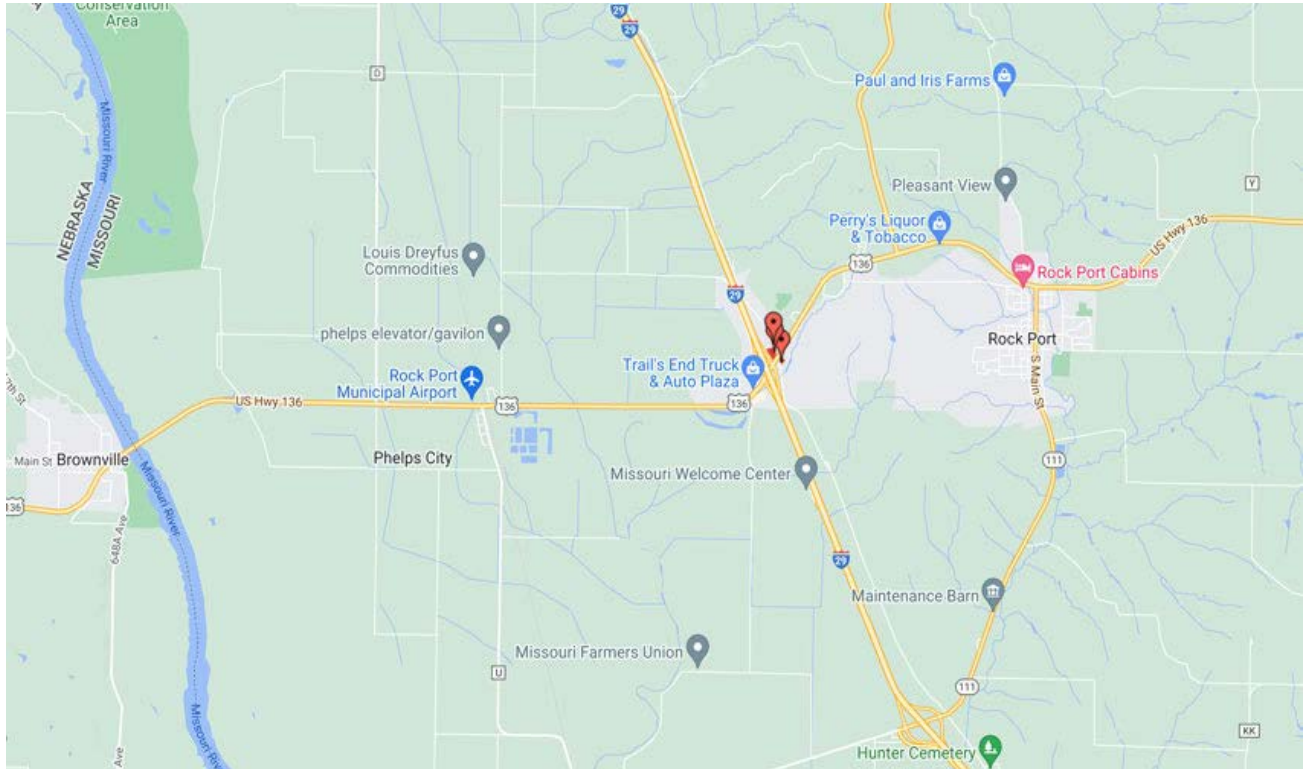
General Location



Liberty Fireworks, Fireworks Emporium & Poor Boys Fireworks

101 Speedys Dr. 101 Liberty Ln. and 106 Liberty Ln. Rock Port, MO 64482

Driving Map



Tax Map

Liberty Fireworks

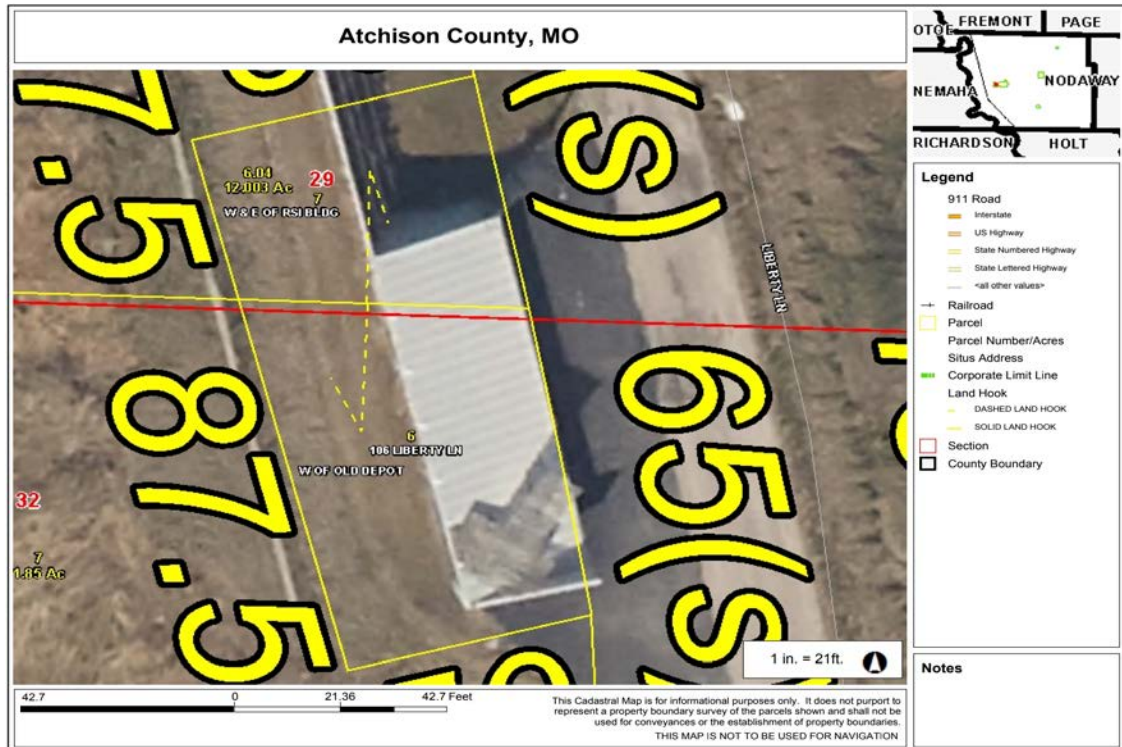


Liberty Fireworks, Fireworks Emporium & Poor Boys Fireworks

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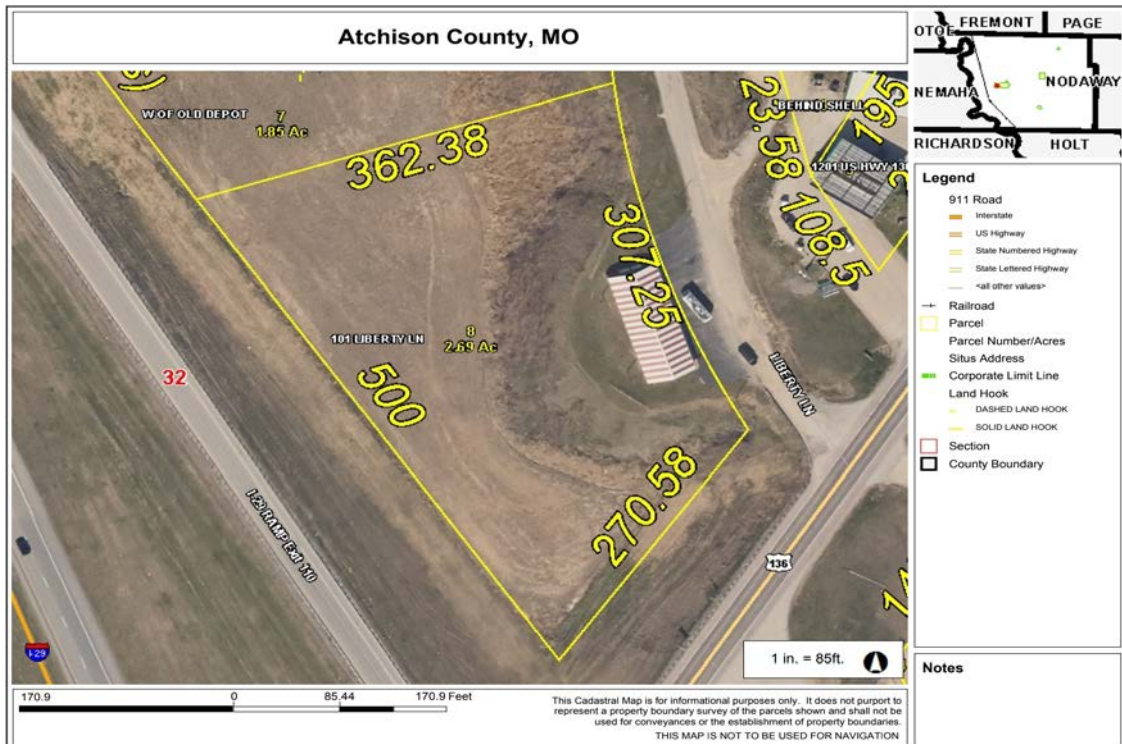
Tax Map

Fireworks Emporium



Tax Map

Poor Boys Fireworks



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Photos



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Poor Boys Fireworks

