

LENDER OWNED SEALED BID AUCTION

www.maascompanies.com

SEALED BID DEADLINE • TUESDAY, DECEMBER 8 – 4 PM

Former I-70 Community Hospital 26,407 Sq. Ft. Medical Center on 20.45 Acres Selling as an Entirety or in Tracts



Perfect Facility for a Medical Mall, Specialty Clinic or ASC (Ambulatory Surgery Center)



ATTACHED CLINIC WAS ADDED IN 2010



FULLY EQUIPPED OPERATING ROOM

SWEET SPRINGS, MISSOURI USA

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

LENDER OWNED SEALED BID AUCTION

www.maascompanies.com

Complete Liquidation of Real Estate & Equipment • Selling as an Entirety or in Tracts



**SEALED BID DEADLINE TUESDAY,
DECEMBER 8 – 4:00 PM CST**

FORMER I-70 COMMUNITY HOSPITAL

**105 East Hospital Drive
Sweet Springs, Missouri 65351**

The 26,407 sq. ft. medical center opened its doors in 2006 and served the surrounding communities with a balance of critical access needs and routine health care for the rural residents until 2019. An attached health clinic was added in 2010. The health center has 15 bed acute and swing bed capacity, operating facilities, physical therapy, digital radiography, modern lab facilities, a helipad, and telehealth platforms. The property offers an additional 10 acres of land for expansion. The hospital closed in 2019 and is a turn-key opportunity.

Property could be repurposed as a medical mall with several clinics, an Ambulatory Surgery Center, office space, such as a claims processing center, or office/warehouse with access to I-70.

ZONING: Industrial

UTILITIES: Water/Sewer: City of Sweet Springs, Electric: Kansas City Power & Light; Emergency Back Up-Generator: ONAN Model: DFCE-5706237 400KW Diesel: Gas: Leased 30,000/Gallon LP Tank On-Site, Natural Gas Available Across Interstate (Boring Under I-70 Required): Spire, Telephone/Internet: Various Providers.



LOCATION: Sweet Springs is located along the I-70 corridor within 60 miles of Kansas City, Missouri to the west and Columbia, Missouri to the east. The hospital was built in this location to allow prompt medical and/or surgical treatment within 1 hour following a traumatic injury suffered in the area. The hospital is easily accessed via exit 66 off of I-70 onto MO-127.

INSPECTIONS: Friday, November 20 9 – 3 PM Friday, December 4 9 – 3 PM Other Times By Appointment

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 2% commission will be paid to the licensed broker who, registers the bidder who pays for and settles for the real estate. A broker buying on their behalf, or on behalf of any business entity which they hold an interest, is not entitled to a commission.

MANNER OF SALE: The property will be offered in three tracts. **TRACT 1:** 26,407 Sq. Ft. Medical Center on 20.45 Acres. **Tract 2:** All Hospital Equipment and Personal Property to be Moved; if Sold Separately. **Tract 3:** An Entirety Purchase of Tracts 1 & 2 Remaining on Site.

**TAKE VIRTUAL TOUR AT WWW.MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

SWEET SPRINGS, MISSOURI

SEALED BID DEADLINE • TUESDAY, DECEMBER 8 – 4:00 PM

15 FULLY EQUIPPED PATIENT ROOMS EACH WITH ATTACHED RESTROOM/SHOWER



LOBBY/RECEPTION/OFFICE AND EXAM ROOM IN NEW CLINIC BUILDING



FULLY EQUIPPED ONSITE LAB



PHARMACY AND PHYSICAL THERAPY AREAS



FULLY EQUIPPED CAFFETERIA AND KITCHEN AREAS



REAL ESTATE & EQUIPMENT TERMS: TRACT 1 & 3: 10% Buyer Premium. Sealed Bid deadline is Tuesday, December 8 at 4 PM – CST. Offers must be received by the deadline and be accompanied by a \$20,000 earnest money deposit (cashier check or wire) and a completed Sealed Bid Form. An additional deposit is due within 48 hours bringing the total monies in escrow to 20% of the purchase price. Balance due at closing within 30 days. Deposit monies are earnest monies and non-refundable. Deposits of non-winning bidders will be returned immediately following the auction. Bids must be sent via a traceable courier to Maas Companies Inc at 6923 10 Ave SW, Rochester, MN 55902. Sealed Bids are binding and non-revocable. Funds are payable to Truman Title, Inc. Attorney Nicholas J. Zluticky is overseeing the closing. Real Estate & Equipment are Selling Subject to Owner Confirmation. **TRACT 2:** 10% Buyer Premium. Payment due at time of Sale. No equipment can be removed without full payment. Items must be removed within 30 days. Equipment Selling Subject to Owner Confirmation. RE & Equipment are selling AS-IS WHERE-IS WITH NO WARRANTIES or GUARANTEES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made during the auction process takes precedence over any material published about the event.



AUCTION DIVISION
507.285.1444
 Rochester, Minnesota



P.O. Box 7127, Rochester, MN 55903-7127 USA

Phone: 507.285.1444 Fax: 507.285.0034

©2020 Maas Companies Inc This solicitation void where prohibited by law.

Diane Maas, President, Maas Companies Inc.

Tyler J. Maas, License 09282020

www.maascompanies.com



FORMER I-70 COMMUNITY HOSPITAL

26,407 SQ. FT. MEDICAL
CENTER ON 20.45 ACRES

www.maascompanies.com

SEALED BID DEADLINE
TUESDAY, DECEMBER 8 – 4:00 PM

Former I-70 Community Hospital

105 E Hospital Drive

Sweet Springs, Missouri 65351

Perfect Facility for a Medical Mall, Specialty Clinic or ASC (Ambulatory Surgery Center)

LENDER OWNED SEALED BID AND ONLINE AUCTION



LEASED GE X-RAY EQUIPMENT, RADIOLOGY OFFICE



PRE-OP/POST-OP AREA AND DECONTAMINATION ROOM OUTSIDE OF OR



10+ ACRES OF FUTURE DEVELOPMENT LAND ON EAST HOSPITAL DRIVE AND MO-127



CALL FOR COMPLETE AUCTION DETAILS!! • 507-285-1444