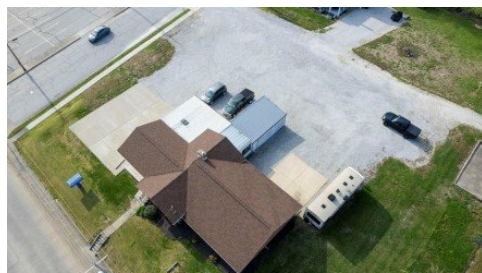


407 W Saint Joseph
Perryville, MO 63775

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MLS# 25022163



\$358,000

BUILDING ONLY FOR SALE! Seize this exceptional commercial opportunity (property) in a high visibility location, just blocks from downtown and directly across from the newly built Justice Center. This property features a spacious reception area, supply room, full kitchen, 1.5 bathrooms, a file room and 7 private offices. Additionally, there is an income generating opportunity with three vacant rental spaces you could maximize revenue. With three separate exterior entrances, the space offers flexibility for multiple tenants or business uses. The existing carport could also be enclosed for additional storage. Looking for something different? Take advantage of the C-2 zoning and prime location to customize build your ideal business venture. Whether you're expanding, relocating, or investing, this property offers endless possibilities on the corner with over 300' of road frontage.



Jennifer Janet
Phone: (573) 547-1000

573 Realty Group
Office: (573) 547-1000

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