

18762 State Highway C
Advance, MO 63730



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MLS# MIS25079185



\$265,000

Discover a rare investment opportunity in the heart of Advance, Missouri. This versatile 4,800 sq. ft. commercial building sits on 4 acres & offers multiple income streams, excellent visibility, & flexible space suited for a variety of business uses. Former V.F.W. hall & most recently Don Carlos Mexican Restaurant built for high-capacity gatherings & food service. Expansive dining hall ideal for events, retail, restaurant, or conversion to office or industrial use. Bar & kitchen with a dedicated prep area. Public restrooms already in place. 20 fully rented storage units included on the property, providing immediate, stable monthly income. 1-bedroom lower-level apartment, currently rented another built-in revenue source. 4-acre lot provides room for expansion, parking, or additional development options. This unique property offers both business potential and steady passive income. A standout opportunity in Advance, MO for investors or owner-operators looking for flexibility & built-in returns



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