

1512 Old St Mary's Road
Perryville, MO 63775



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MLS# MIS25080813



\$585,000

Position your business for success with this exceptional C-2 zoned 2.26-acre property offering highway frontage, strong visibility, and steady traffic flow along the Highway 51 corridor. Located in an area experiencing recent development, this site is well-positioned for continued commercial growth and accommodates a wide range of potential uses. The property includes a 1,727 sq ft, 3-bedroom home with a full basement, providing flexibility for owner occupancy, office conversion, or on-site operational space during future development. Also included is a 30x56 fully insulated metal outbuilding, constructed in 2018 by Ponder Built, featuring 12-foot ceilings, insulated overhead doors, concrete floor, metal-lined interior, bathroom with slop sink and toilet, permanent automotive lift, air compressor with plumbed air lines, and 3.5-ton HVAC unit with dehumidifier for year-round climate control. This building is potentially suited for a variety of commercial operations. An existing billboard lease adds additional income potential. With its strong exposure, zoning, and versatile improvements, this property offers an outstanding opportunity for investors, developers, or owner-users seeking a high-visibility commercial site along a proven corridor. Duplicate listing 25080826



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For full listing details, please scan:

