

**351 N Boulevard**  
Perryville, MO 63775



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**MLS# MIS26012041**



**\$493,888**

Income-Producing Commercial Investment / 1.63 Acres / High-Traffic Location Prime opportunity to acquire 1.63 acres of commercially zoned land with an established, income-producing water and ice vending business in a high-visibility, high-traffic corridor. The existing equipment occupies only 16' x 10', allowing the majority of the parcel to remain available for additional development or expansion. The business currently generates approximately \$25,000 of net income annually with growth potential. Equipment is modern and in place, providing immediate cash flow from day one. The site is fully improved with water, sewer, and 3 phase electric, including additional hook ups to accommodate three food trucks or other small business, creating additional income opportunities or enhanced development flexibility. There are 6 security cameras on the exterior of the ice machine and 2 on the inside. A very robust system with license plate identification and sound detection. This property offers a compelling combination of passive income, land appreciation, and future development potential, making it ideal for investors seeking stable returns with upside.



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