

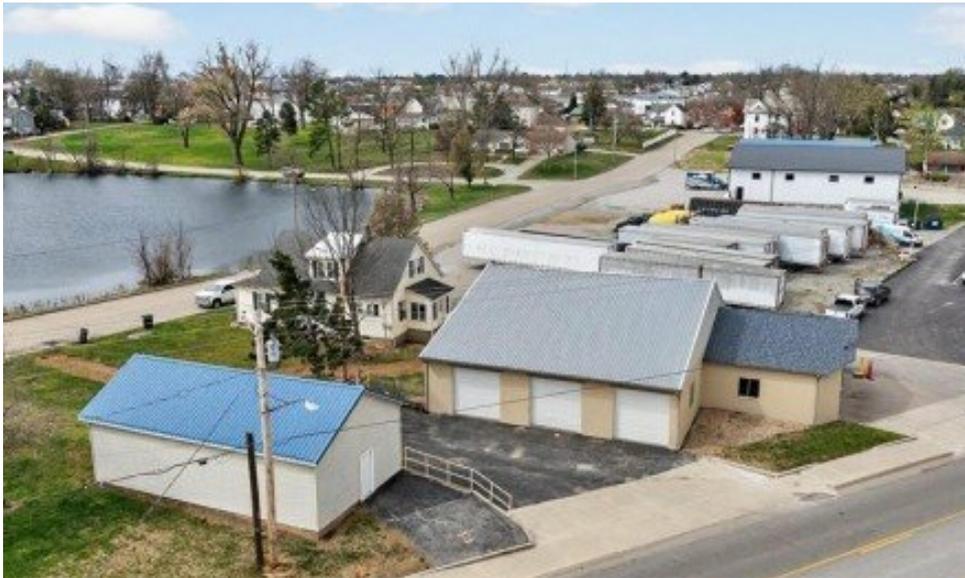
317 S Kingshighway Street
Perryville, MO 63775



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\$339,000

This unique offering includes two warehouse/shop buildings totaling approximately 4,770 square feet, along with an adjacent parcel featuring a residential rental home with an established long-term tenant, providing immediate supplemental income. The primary building consists of approximately 3,890 square feet and is constructed of durable concrete block. Originally built in the 1930s, the structure has undergone periodic updates and is in average condition, offering a solid foundation for continued use or value-add improvements. The space is well-suited for shop, storage, or light industrial operations and features multiple overhead doors for efficient access and workflow. The secondary building includes approximately 880 square feet, constructed with a wood frame and currently uninsulated ideal for additional storage or flexible auxiliary use. The combination of functional industrial space and residential income creates a versatile investment opportunity for both owner-users and investors.



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