

1004 N Main Street
Perryville, MO 63775



LOGO COMING
SOON

Powered by www.semohousehunter.com

MLS# MIS26035364



\$753,000

Exceptional commercial opportunity on 1.79 acres of C-2 zoned property featuring two buildings, ample parking, and a versatile layout suited for a variety of business uses. The primary building offers approximately 9,600 sq ft plus a 1,600 sq ft lean-to. Approximately 3,200 sq ft is finished office/showroom space, while the remaining 6,400 sq ft consists of open warehouse/shop space currently used for automotive operations. The showroom features a large service counter, built-in workstations, and oversized double doors allowing vehicle access from the shop area. Additional amenities include an office, vault, parts/storage room, break room, half bath, utility room, security system, and geothermal HVAC. Loops are already installed for a second geothermal unit. The warehouse/shop area features 10-foot ceilings and three overhead doors, including one with a gravel ramp and loading dock beneath. Two additional doors are located under the lean-to, one with a small dock. Three-phase power can be reconnected. The second building, constructed in 2018, measures 50x120 (6,000 sq ft) and includes four 12' x 14' overhead doors plus three open bays ideal for equipment, fleet, RV, or contractor storage. Two enclosed bays are leased at \$225/month each and include heat and electric. Additional features include a large asphalt parking lot, fenced yard,



Jennifer Janet
Phone: (573) 547-1000
573 Realty Group
Office: (573) 547-1000

For full listing details, please scan:

