

**301 N Main Street**  
Perryville, MO 63775



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**MLS# MIS26036419**



**\$245,000**

Position your business for success with this highly visible Main Street commercial property located among several established and successful businesses. Recent improvements include a new roof installed in April 2026 and a ceiling-mounted gas furnace added in 2025, providing peace of mind for years to come. The property spans from Main Street to Spring Street, offering valuable access for customers, deliveries, and operations. Large storefront windows along Main Street provide excellent exposure and merchandising opportunities, making this an ideal setting for retail sales, product displays, or customer-facing businesses. Inside, approximately 2,100 sq ft of open retail space offers flexibility to tailor the layout to your specific needs. A half bath is centrally located in the building. All existing shelving will remain, allowing a new owner to begin operations with minimal expense. The warehouse area provides an additional 1,344 sq ft of space, complete with a machine room. Overhead doors on both the side and rear of the building allow for convenient loading, unloading, and inventory management. With C-2 zoning and a versatile floor plan, this property is well suited for retail, office space, an art gallery, convenience store, specialty shop, service business, or countless other commercial ventures. Bring your vision and take advantage of this prime



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For full listing details, please scan:

