

133 W Yoakum Avenue
Chaffee, MO 63740



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MLS# MIS26041089



\$185,000

?? Own a Piece of Chaffee's Business District! Opportunities like this don't come along often! Welcome to 133 W. Yoakum Ave., Chaffee, MO 63740 a well-established commercial property currently home to Professional Tax Service, a long-standing local business. Located in the heart of Chaffee, this property offers outstanding visibility and easy access, making it an excellent fit for entrepreneurs, investors, or anyone looking to establish or expand a business in one of Southeast Missouri's growing communities. What makes this opportunity even more unique is the flexibility it offers. The current owner is open to negotiating a lease-back option, providing immediate rental income potential for an investor. For buyers looking to take the next step in business ownership, there is also the opportunity to purchase the established Professional Tax Service business, allowing you to acquire not only the real estate but also a respected local business with years of community presence. The lease-back and business purchase are negotiable. Whether you're searching for a commercial investment, an owner-occupied location, or the chance to own both the building and an established business, this property deserves a closer look. Let's talk about the possibilities and see if this opportunity is the right fit for your business goals!



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