

**131 W Yoakum Avenue**  
Chaffee, MO 63740



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**MLS# MIS26041088**



**\$145,000**

Bring Your Business Vision to Life in the Heart of Chaffee! If you've been looking for a commercial property with room to grow, this could be the opportunity you've been waiting for! Welcome to 131 W. Yoakum Ave., Chaffee, MO 63740 offering an impressive 4,437 square feet of space in the heart of one of Southeast Missouri's growing communities. Whether you're an entrepreneur ready to open your next venture, an investor looking to expand your portfolio, or a business owner needing additional space, this property offers the flexibility to fit a variety of uses. From professional office space and retail storefronts to service-based businesses, boutique shops, creative workspaces, or something entirely your own the possibilities are only limited by your imagination. One of the things that makes Chaffee special is its strong sense of community. Local businesses are the backbone of the town, and residents take pride in supporting them. As Chaffee continues to grow and attract new opportunities, now is a great time to invest in commercial real estate in a community that values small businesses and local success. Located on W. Yoakum Avenue, you'll benefit from a convenient downtown location with visibility, accessibility, and the opportunity to become part of Chaffee's thriving business community. Property Highlights: 4,437 Square Feet



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