

4 Kiefner Street
Perryville, MO 63775



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MLS# MIS26043428



\$350,000

Turn-key business opportunity! This well-established commercial property offers over 4,000 square feet of versatile space, making it an incredible investment for entrepreneurs and business owners alike. Currently operating as a daycare, this property is ready for its next chapter. The spacious main level is perfectly designed for childcare operations, offering ample room for classrooms, learning stations, indoor activities, and play areas. The upper level provides exceptional flexibility. Live on-site for the ultimate work-life convenience, create office space, or expand your licensed childcare capacity (subject to applicable licensing requirements) to increase your business potential. The current owners have made extensive improvements throughout the property, including new windows, updated HVAC systems, and a new roof over the flat portion of the building, all completed within the last five years, with several updates made within the past two years. Not interested in operating a daycare? Let your imagination take over! With over 4,000 square feet, this property's possibilities extend far beyond childcare (subject to zoning and any required approvals). Envision a boutique retail space, restaurant, brewery, winery, discovery play center, family entertainment venue, fitness or wellness studio, event space, professional offices, or



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