

210 Wilson Street
Delta, MO 63744



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MLS# MIS26044636



\$139,900

Commercial Building with On-Site Living Potential. This 2,340 SF commercial property offers a unique opportunity to operate a business with the flexibility for on-site living, making it ideal for retail, office, studio, professional service, or owner-operator use. Conveniently located just one block from Highway 25 with easy access to Cape Girardeau, Jackson, and Advance, the property includes five front parking spaces plus additional rear parking. Extensively renovated with more than \$100,000 in improvements, this move-in-ready property features updated windows, doors, siding, foundation improvements, R-30 insulation, fresh interior paint, and dual-zone HVAC. Originally a 1950s church, the building has been thoughtfully repurposed while retaining its character and charm. The front offers 900+ SF of open showroom, office, or studio space, along with two private rooms ideal for offices, workspaces, storage, or potential bedrooms. Original hardwood floors, built-in bookcases, and an electric fireplace create a warm and inviting atmosphere. The rear section provides exceptional live/work flexibility with a large eat-in kitchen, spacious multi-purpose room, and 1½ baths. This area is ideal for private living quarters, employee space, client meetings, or expanded business operations. Additional upgrades include luxury vinyl plank flooring, a tankless



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