

**105 Monroe Street**  
Versailles, MO 65084



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**MLS# 3572866**



**\$179,000**

**3,256 Sqft**

Discover an exceptional investment opportunity with this 4400 sq. ft. mixed-use building, perfectly situated in a bustling, high-traffic area. The lower level boasts a fully equipped bar and restaurant, ready to serve as a vibrant community hub or a thriving business venture. Upstairs, a beautifully finished studio apartment offers modern living space, ideal for an owner's residence, rental income, or guest accommodations. Modern Upgrades: Brand-new plumbing and electrical systems ensure efficiency and reliability, minimizing future maintenance costs. Positioned in a busy, high-visibility area, perfect for attracting steady foot traffic and maximizing business potential. The restaurant and bar are outfitted for immediate operation, while the upstairs apartment is move-in ready with contemporary finishes. Whether you're an entrepreneur seeking a dynamic business space, an investor looking for rental income, or someone dreaming of a live-work lifestyle, this property delivers unmatched versatility and value with the heavy lifting already done. Don't miss your chance to own a standout property in a thriving location! Come take a look and explore the possibilities!



**Steven Morrison**

RE/MAX Lifestyles

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