

32979 Highway MM
Warsaw, MO 65355



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MLS# 3577619



\$156,950

Incredible opportunity with this fully updated 40x60 Morton building situated on 100 feet of Hwy MM frontage! This versatile space boasts all-new metal exterior, new gutters, brand-new windows, and a new overhead garage door for easy access. Inside, you'll find completely updated wiring and top-notch insulation with closed cell spray foam along the walls and open cell spray foam on the roof and upper walls perfect for energy efficiency and year-round comfort. Electric, well and septic already onsite. HVAC unit can be installed for an additional \$5,000. With ample parking and no restrictions, the possibilities are endless whether you're dreaming of a business location, storage facility, workshop, or the ultimate man cave. Located just minutes from Warsaw, Lake of the Ozarks, and Truman Lake, this property offers convenience and visibility in a high-traffic area. Let your imagination run wild and make the most of this blank canvas. Rare find with this level of flexibility, location, and improvements don't miss your chance to invest in a property that works as hard as you do!



RaShell Burke

Trophy Properties and Auction, LLC

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