

**1827 E Main Street
Warsaw, MO 65335**



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MLS# 3577768



\$429,000

2 acre of High Visibility Commercial / Industrial property right off Highway 65 in Warsaw, Missouri. Main building with approximate 10, 000SF of space, currently being used as a Church in the front finished area and a wood shop in the rear area. Additional 50x40 Metal building (built in 1995), 18x62 lean-to and highway billboard also included. Plenty of parking and room for expansion. 14' tall Over head door on the back. All utilities including private well, city water, Gas and oversized, engineered sewer system. Equipped with 3 phase electric currently offering 600 Amps service and potential for 800 Amps. Central heating and cooling with heat pump in the church area 2 restrooms, 4 individual offices and media room. Workshop area consists of show room, 2 offices, Spray room, Storage room with 14' tall overhead door, semi finished room, machine shop and loft. Easy access to 65 Hwy, 7 Hwy, close to a variety of business and services.



Mark Pohl

TheHomesTour.com

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