

775 E 4th Street
Eldon, MO 65026



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MLS# 3580975



\$463,000

Discover endless possibilities with this impressive 7,200 sq. ft. steel-framed building situated on 4.5 acres in Eldon, Missouri. Zoned C-1 Neighborhood Commercial, this property provides flexibility for a wide range of uses from manufacturing and warehousing to commercial enterprises or multifamily development. The building includes a 900 sq. ft. office area with a break room and two half bathrooms, a 2,100 sq. ft. workroom/warehouse, and a 4,200 sq. ft. open warehouse featuring 10x10 and 8x8 overhead doors. Equipped with three-phase electric, it's ideal for operations requiring substantial power. Ample space, strong infrastructure, and excellent accessibility make this property perfect for business expansion, investment, or even a custom workshop or ultimate man cave. With its prime location, versatile zoning, and income-producing potential, this property stands out as a rare find and is listed below appraised value. Whether you're looking to grow your business, develop for mixed use, or generate rental income, 775 E 4th Street, Eldon MO delivers functionality, visibility, and long-term value in one outstanding package. Eldon provides excellent schools & Employment.



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Dunn and Associates LLC

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