

706 N. Main Street
Gravois Mills, MO 65037



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MLS# 3582337



\$729,000

6,112 Sqft

Prime commercial opportunity with exceptional visibility! This 12,000 sqft property sits on two commercial-zoned lots with a combined building footprint of approx. 60' x 100' offering an upper 6,000 sqft showroom/office with a separate entry, commercial door & window, overhead door, and plumbed for a full entry bathroom. The lower 6,000 sqft warehouse/workshop space has two overhead doors, & is plumbed for a 1/2 bathroom, & walk-out access. Fully renovated inside and out fresh paint, new ADA-compliant ramp and restrooms, modern LED lighting, new ceiling fans, & new double commercial doors. A new elastomeric roof coating, exterior siding paint, and awnings were completed in 2024. The building features a high-efficiency multi-head mini-split HVAC system (2025) & two functional furnace systems for backup heat. Security is top-notch with a new 16-camera wired system with color night vision and audio. Includes a large 8'x12' commercial sign, new landscaping, and ample parking. This property has been surveyed, corners marked, and in TURN-KEY condition! Ideal for retail, showroom, or warehouse use in a high-traffic location. Clean, updated, and move-in ready, this property is a must see!



PEGGY LYNN ALBERS

Albers Real Estate Advisors

For full listing details, please scan:

