

**10501 Old Highway 54**  
Eugene, MO 65032



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MLS# 3583163



**\$649,900**

**4,000 Sqft**

Attention Investors! This amazing property has so much to offer with 31 Storage Units and a 3750 Sqft Home! Its conveniently Located on a Very Flat Lot just off Highway 54 in Eugene! It has a Gated Entry and security system with cameras in place. The 3750 Sqft Home features an open floor plan with 3 Bedrooms, 3 Bathrooms, a Hot Tub Room, and an unfinished basement! Part of the home was once a car showroom with glass garage doors that are still in place behind a false wall so it could easily be turned back into a retail shop/office! There is also a guest room with a full bath attached to one of the storage buildings. There are 3 total Storage buildings with 17 10x20ft storage units and 14 20x30ft storage units, all which have concrete floors and some have HVAC. . The possibilities are endless on this Property with its amazing location, all the buildings, and additional room to grow!



**ED SCHMIDT-TEAM**

EXP Realty, LLC

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