

**14 Nolan Drive**  
Eldon, MO 65026



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MLS# 3584068



**\$1,750,000**

Investment Opportunity 8 Prime Recorded Lots with Income Generating Buildings This property features 8 recorded lots sold together offering unmatched value and versatility that even your accountant would be excited about. Enjoy two 60x120 buildings each situated on separate lots and designed for multi use flexibility. Building 1 is fully leased at \$5k per month with 3 years remaining on the lease It also boasts a \$400K build out for top tier functionality. Building 2 has one side rented at \$35K per month with a 3 year lease and a \$60k build out making it a fantastic investment. The other side is currently owner occupied for storage, but is ready to lease offering immediate income potential that s as inviting as your favorite pizza place on a Friday night. A shared well and septic system means low maintenance costs so you can focus on building your empire rather than worrying about getting your hands dirty. With flexibility in future use or development across the 8 lots the possibilities are as endless as a Netflix series Owner s Offer The current owner is open to creative financing options making this a deal that s as unique as the property itself.



**Amy Dunn**

Dunn and Associates LLC

For full listing details, please scan:

