

3537 52 Highway
Stover, MO 65078



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MLS# 3584503



\$153,000

304 Sqft

This property offers 209 feet of highway frontage with excellent visibility and easy access. Located just outside city limits allowing added flexibility while connected to city water & private septic. The 304 sqft finished building is move-in ready with a half bath, mini split system, new electrical, and a new roof ideal for an office, retail space, or studio. In addition, the property features a 27'x30' shop equipped with new 200-amp electrical service, offering ample power for tools, equipment, or commercial operations. The existing loading dock adds convenience for deliveries & shipping & if it doesn't suit your needs, it could easily be removed or reconfigured. A 10'x15' lean-to provides additional covered storage for trailers, materials, or machinery. The gated area creates a secure space for parking work trucks, storing equipment, or keeping inventory protected. With nearly an acre of ground and strong highway exposure, there is plenty of room to expand, add additional structures, increase parking, or further tailor the property to meet your business needs. One of the standout features is the digital sign along the highway frontage, giving you built-in advertising exposure!



Baylie Stevenson Pivotal Real Estate LLC

eXp Realty LLC (LOBR)

For full listing details, please scan:

