

**19586 Lawrence 1230**  
Marionville, MO 65705



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MLS# SOM60317889



**\$1,150,000**

Excellent commercial opportunity offering potential for a variety of business uses. Situated just outside of town with convenient access to nearby communities, this property offers a versatile commercial property on over 17 acres. Built in 2023, this 11, 600+/- sq ft building offers a combination of warehouse, office, and retail space. The front portion of the building features ample space that could serve as retail, office or a showroom area and includes two bathrooms, changing rooms, a shower and a break area/kitchen. The warehouse offers two large offices, split-unit HVAC and storage above the offices. Additional amenities include two ground-level overhead doors (10 ft and 12 ft) providing convenient access for equipment, inventory, or deliveries. The paved driveways provide 10+ parking spaces for public or employee use. The property also features a pond and open land for additional expansion or use. This property presents a strong opportunity for investors, entrepreneurs, or businesses seeking a strategic location with room to grow in a convenient Lawrence County location.



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For full listing details, please scan:

