

**129 Hwy 0**  
Gravois Mills, MO 65037



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MLS# 3587214



**\$2,499,000**

**1,200 Sqft**

Exceptional opportunity to own a fully operational, 136 unit turnkey storage facility w/on-site owner's quarters & strong income. Thoughtfully engineered, this property features a specialized drainage & site grading system designed for long-term durability & efficient water management. The facility offers steel-frame construction with concrete foundations, approximately 2,300 linear feet of 8-foot chain link fencing topped w/barbed wire, gated keypad entry, and 187 feet of Hwy 0 frontage for excellent visibility & accessibility. The impressive 30x40 office building includes comfortable full living quarters, creating the ideal setup for on-site management. Updated in 2019 with newer roof and siding carrying a 35-year limited warranty. Security has been significantly upgraded with a recently installed \$20,000 LPR camera system featuring mobile monitoring capabilities, along with Ring alarm system for the office. This stabilized asset operates with near-full occupancy, dump station for recreational vehicles and expansion potential still available on-site. A rare investment opportunity combining infrastructure, security, location, and operational efficiency in one complete package.



**MARY ALBERS**

Albers Real Estate Advisors

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