

706 N Main Street
Gravois Mills, MO 65037



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MLS# 3588155



\$700,000

Exceptional commercial opportunity with outstanding visibility and endless potential! This 12,000 sq. ft. property sits on two commercially zoned lots and offers a versatile layout ideal for retail, office, showroom, warehouse, or light industrial use. The upper 6,000 sq. ft. level features spacious showroom and office space with a private entrance, storefront windows, overhead door access, and plumbing for a full bath. The lower 6,000 sq. ft. level includes two overhead doors, walk-out access, ample storage and workspace, plus plumbing for a half bath. Extensively updated and move-in ready, improvements include fresh paint, ADA-compliant accessibility upgrades, updated restrooms, LED lighting, ceiling fans, commercial entry doors, and a new elastomeric roof coating completed in 2024. Additional upgrades include refreshed siding, awnings, and a high-efficiency mini-split HVAC system installed in 2025, plus two furnace systems for backup heat. Security features include a 16-camera wired system with color night vision and audio. Complete with ample parking, professional landscaping, a prominent 8'x12' sign, and completed survey. Turnkey and ready for immediate occupancy!



MICHAEL JAMES SWIFT

EXP Realty, LLC

For full listing details, please scan:

