

1 Walnut Grove Road
Eldon, MO 65026



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MLS# 3588370



\$489,000

The possibilities are endless with this exceptional income-producing commercial property! Situated on 3.2 acres with prime Highway 54 frontage, this deceptively spacious property offers outstanding visibility and countless opportunities for business owners, investors, or developers. Behind the main building are two large, level gravel lots that provide flexible space for equipment storage, parking, expansion, outdoor sales, or a variety of commercial uses. The building has been extensively updated, allowing you to move in and start operating with confidence. An existing billboard offers an additional income stream or valuable advertising space for your own business. With an Annual Average Daily Traffic (AADT) of approximately 20,000 vehicles, your business will benefit from excellent exposure in a high-traffic location. Properties with this combination of acreage, visibility, updated improvements, and commercial zoning are hard to find. This is a property you truly need to see in person to appreciate its size, layout, and incredible potential. Schedule your private showing today!



MIA HERRING
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