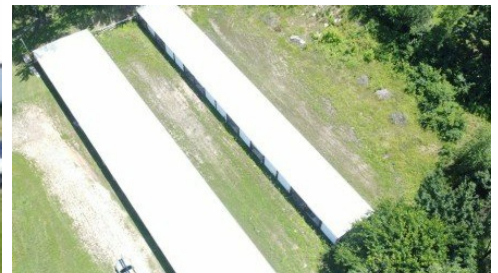


104 West Vine Street
Stover, MO 65078



Powered by lakefrontexpo.com

MLS# 3588440



\$145,000

Outstanding value-add investment opportunity in the heart of Stover! This self-storage property offers significant upside potential with 2 storage buildings situated on approximately 1.37 acres. The property features 34 total storage bays (17 per building) with concrete floors. Unit configurations include primarily 10x30 and 10x20 spaces, with several units divided for added rental flexibility. The facility is currently underutilized, creating an excellent opportunity for a new owner to improve occupancy, increase revenue, and maximize return. Existing tenants are month-to-month, allowing flexibility for updated lease terms and rental rates. Utilities include water on site with an existing meter and spicket. Sewer and electric service are nearby for future expansion or upgrades. With strong value-add potential, room for operational improvements, and possible expansion opportunities, this property is ideal for investors seeking a storage facility with immediate upside and long-term growth potential.



LEON PAUL POGUE

Century 21 Community

For full listing details, please scan:

