

163 Hwy 135
Laurie, MO 65037



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MLS# 3588633



\$300,000

3,000 Sqft

Both Units Currently Rented and income producing. Right Side is being rented month to month and left side is rented until October 1st. Both units are rented for \$1,000 a month. This newly constructed, multi-purpose shop is ideally located at the intersection of Highway 135 and Highway 5 in Laurie, M). Both Units are rented out and Income Sitting on a level lot, this 25 x 60 unit offers exceptional functionality with 16-foot ceilings and an oversized 12 wide x 14 tall garage door perfect for accommodating large vehicles, equipment, or recreational toys. The structure features 2x6 construction, textured drywall, full insulation, and 200-amp electrical service. Plumbing is roughed in and ready for a bathroom installation, with access to city sewer providing flexibility for future upgrades. Designed for year-round use, the unit includes a 100-inch industrial ceiling fan and a 50,000 BTU forced-air gas furnace to ensure climate control in all seasons. There is a RV Clean Out Located on the side of the Building. Just 5 minutes from Ozarks International Raceway, The bathroom is roughed in & you have the option to add a Full Bathroom for a \$5,000 add-on.



MICHAEL JAMES SWIFT

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For full listing details, please scan:

