

14 Nolan Drive
Eldon, MO 65026



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MLS# 3588710



\$575,000

HIGH YIELD COMMERCIAL WAREHOUSE INVESTMENT PROPERTY Secure a cash flowing industrial asset in a prime commercial corridor. This massive 60x120 engineered building is strategically split into a 2 unit commercial shop layout, offering an ideal setup for an investor or an owner user looking to subsidize their overhead immediately. The first unit is a proven revenue generator, currently leased at 3500 dollars per month on a strong 1.5 year term. The tenant has invested an additional \$60000 dollars in premium interior build out, anchors their commitment to the site and instantly elevating the property value. The second unit is currently owner occupied for storage but will be delivered vacant, offering immediate lease up potential to double your rental income or providing the perfect turnkey operational space for your own business. Designed for maximum efficiency and low overhead, the property features a shared well and septic system to keep monthly maintenance costs at an absolute minimum. With heavy duty construction, high clearance bays, and dual tenant capability, this versatile commercial tract is built to perform. Add this high yield powerhouse to your portfolio today!



Amy Dunn

Dunn and Associates LLC

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