

678 Olde Route 66
St Robert, MO 65584



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MLS# 3588908



\$425,000

This outstanding 2.04 m/l acre commercial opportunity in the heart of Pulaski County, Missouri, ideally located on historic Old Route 66 just minutes from the main gates of Fort Leonard Wood. With excellent visibility, this property offers exceptional potential for a wide variety of commercial uses. Situated just off Interstate 44, the property benefits from exposure to an area traveled by approximately 40,000 vehicles per day, providing outstanding access for customers and commuters alike. The location is surrounded by major national retailers and restaurants, making it an ideal location for commercial opportunities. This property was formerly operated as a gas station. The underground fuel storage tanks and fuel pumps have been removed, and the seller will provide documentation related to the tank removal and environmental project for buyer review. The property also includes several older buildings that are in need of demolition. Whether you're looking to expand an existing business, develop a new commercial venture, or invest in one of the fastest-growing commercial corridors in the region, this property checks all the boxes.



Jeffrey Browning

Living the Dream Inc

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