

1812 Bus US-54
Eldon, MO 65026



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MLS# 3588946



\$575,000

8,800 Sqft

Position your portfolio for long-term success with this exceptional income-producing commercial property located on Business Highway 54 in Eldon. Situated next door to Walmart & surrounded by established national & local businesses, this property offers outstanding visibility, strong traffic counts, & a highly desirable location in one of Eldon's busiest commercial corridors. The 5, 000 SF building is divided into two 2, 500 SF units, both of which are occupied by long-term tenants, providing immediate cash flow. With stable rental income already in place, this is an ideal turnkey investment for buyers seeking a low-maintenance commercial asset with proven performance. The metal building features ample parking, excellent road frontage & easy access from Business Highway 54, ensuring maximum exposure for its tenants. As Eldon continues to experience steady growth & increasing commercial activity, opportunities to acquire fully leased properties in premier locations like this are becoming increasingly rare. If you're looking to expand your investment portfolio this property delivers the combination of location, stability, and long-term income potential that investors are searching for.



MICHAEL JAMES SWIFT

EXP Realty, LLC

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