

402-412 Missouri 5
Versailles, MO 65084



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MLS# 3589500



\$550,000

Rare commercial opportunity 0.73 acres with 245 ft of Highway 5 frontage in Versailles, MO. Two commercial buildings totaling 4,500 SF plus adjoining vacant parcel with expansion potential. The 3,000 SF multi-use building features 4 restrooms, concrete block room, existing HVAC, extensive interior storage, and a large electric roadside sign with additional panel space. The 1,500 SF building was updated in 2024 and features mini-split HVAC, 2 restrooms, rear storage and office space, open layout, and dedicated commercial signage. Located on an active and growing commercial corridor with Taco Bell and Sonic directly across Highway 5, plus nearby automotive, service, and government offices. Three access points via W DeKalb Street, S Oak Street, and Clay Road. Commercially zoned with strong highway visibility and Lake of the Ozarks regional access. Suitable for owner-user, multi-tenant leasing, retail, office, service businesses, or commercial redevelopment. Property subject to recorded easements. Owner is a licensed Missouri real estate salesperson.



CINDY R POGUE

Century 21 Community

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