

304 Jefferson
Strafford, MO 65757



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MLS# SOM60332349



\$549,000

Rare opportunity to own a +/-3.59-acre General Commercial (GC) zoned tract in Strafford, Missouri -- just minutes from the I-44 / Hwy 125 interchange and directly on historic Route 66. Property includes a lighted, multi-panel billboard generating advertising income and a Quonset hut/flex warehouse building currently under lease, with less than 10 months remaining on the term -- offering a buyer near-term flexibility to occupy, re-lease, or redevelop. The warehouse features an electric garage door opener, and utilities are paid under the lease. GC zoning supports a wide range of retail, office, warehouse, and service-commercial uses. Nearly 3.6 usable acres allow room for expansion, outdoor storage, or ground-up redevelopment. City staff have indicated they are ready and willing to work with a buyer on development plans. Located along an dynamic industrial/flex/commercial corridor on S Jefferson St. Parcel #881103211009, Greene County.



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