

448 S. Main Street
Laurie, MO 65038



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MLS# 3589929



\$650,000

3,600 Sqft

Highway exposure, expansive acreage, and existing rental income make this Laurie commercial property stand out! Situated on 8.79 acres with a pond, this 3,600 SQFT building offers approximately 775 feet of highway frontage and two 60-foot curb cuts for convenient access. An existing triple net lease with HydroHoist generates \$27,720 annually in building rent. Steel-frame construction, stucco siding, and a standing seam metal roof provide a durable exterior, while city water and sewer add convenience. The clear-span interior has no load-bearing walls, offering flexibility for future reconfiguration as leasing obligations allow. Substantial acreage provides room to explore expansion or additional improvements, subject to applicable approvals. A compelling opportunity combining rental income, highway visibility, and long-term potential!



JUSTIN FARRELL

Farrell & Associates Real Estate Co.

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