

11217 Sandy Fork Road
Eugene, MO 65032



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MLS# 3590240



\$624,900

PRIME COMMERCIAL OPPORTUNITY WITH UNLIMITED POTENTIAL! This versatile property offers 5.43 acres, 500 ft of Highway frontage, high traffic exposure (MDOT average daily traffic of 20,686 vehicles), & convenient accessibility from both north & south bound Highway 54. With 5,620 SF of warehouse space, 800 SF of office space with a bathroom, 560 SF exterior canopy, & an impressive 15,000 SF parking lot, this property provides the space, visibility, and flexibility today's businesses need. Continue the existing retail use, create a retail/warehouse combination, establish a business requiring warehouse & garage space or explore a variety of other commercial uses. The highway frontage & accessibility are major advantages, providing excellent visibility & ease of access for customers. Whether you're an established business looking to expand, an investor seeking a highly visible property, or an entrepreneur looking for a location that can adapt to your vision, this property offers a rare combination of acreage, highway exposure, warehouse capacity, office space, parking, and flexibility.



TERI MACLAUGHLIN

EXP Realty, LLC

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