

29176 SW State Rte 7
Edwards, MO 65326



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MLS# 3590089



\$870,000

2,700 Sqft

Position your business for success with this versatile commercial opportunity located directly on State Route 7 between Edwards & Climax Springs. Offering excellent Hwy frontage, strong visibility & convenient access for locals, commuters & travelers, this property provides multiple potential revenue streams. The property features an established gas station & convenience store with 24-hour fuel pumps, offering customers around-the-clock access to fuel. The convenience store provides space for snacks, beverages, everyday essentials & more retail opportunities. Adding significant income potential are 25 on-site storage units, providing an additional revenue stream beyond the gas & convenience store. The property also includes an attached post office rental, creating another source of ongoing rental income. With revenue opportunities from fuel sales, convenience retail, 25 storage units & rental income, this property offers a diversified commercial investment in a highly visible location. Whether you're an owner-operator, investor, or entrepreneur, this property offers a unique combination of location, visibility & established operations. Schedule your private showing today!



MATT SMITH REAL ESTATE GROUP LLC

EXP Realty, LLC

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