6599 S. State HWY 7
Montreal, MO 65591

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MLS# 3591180







$425,000

3,957 Sqft

Multiple income opportunities on 1.7 acres in Montreal, Missouri! Buffalo Prairie Mercantile combines a mom-and-pop boutique shop, restaurant, and convenience store with gasoline sales. All fixtures and the Buffalo Prairie Mercantile trade name are included in the property sale, providing a ready-to-go business opportunity. The property offers 560 feet of road frontage and two curb cuts one off S State Hwy 7 and the other on State Road E. The 3, 957-square-foot building includes the main store, a second suite ready to rent, and a third shop-style suite suited for small engine repair or conversion to additional retail space. A separate 24'x36' storage building behind the store provides storage or potential rental income. The acreage offers room for expansion, including a potential self-storage facility. Located outside a planning and zoning jurisdiction, the property offers flexibility for future uses, subject to applicable requirements. Continue the neighborhood mercantile tradition or bring your vision to this versatile commercial opportunity!

PHOTO COMING SOON

JUSTIN FARRELL

Farrell & Associates Real Estate Co.

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