

FOR SALE OR LEASE

 607 W. GENE LATHROP DRIVE
SHELDON, MISSOURI 64784



\$145,000
SALE PRICE



1,936 SF
BUILDING SIZE



0.99 ACRES
LOT SIZE



**RESTAURANT /
RETAIL**
PROPERTY TYPE

PROPERTY HIGHLIGHTS

	Sale Price:	\$145,000
	Lease Rate:	\$1,500/month NNN
	Building Size:	1,936 SF
	Lot Size:	0.99 Acres
	Property Type:	Restaurant / Retail
	Stories:	1
	Ceiling Height:	14 ft
	Built:	1994
	Utilities:	Natural Gas, Electric, City Water & Sewer

EXCELLENT OPPORTUNITY

Currently operating as a restaurant with the existing lease ending July 31, 2026, creating an excellent opportunity for an owner-user or investor.

Ideal For: _____

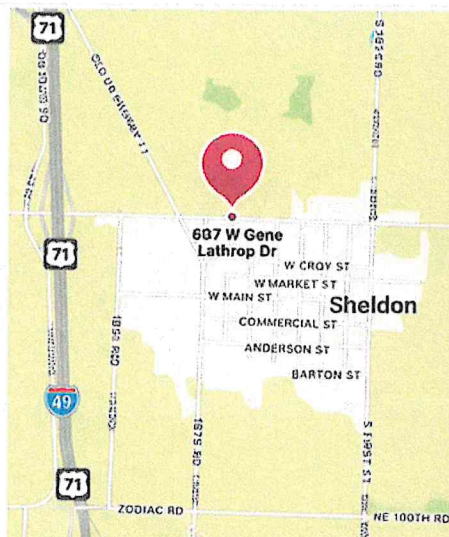
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|-----------------------|----------------------|
| ✓ Restaurant | ✓ Real Estate Office |
| ✓ Coffee Shop | ✓ Hair Salon |
| ✓ Retail | ✓ Day Care |
| ✓ Professional Office | ✓ Specialty Business |
| ✓ Insurance Agency | ✓ And More! |

LOCATION

 607 W. Gene Lathrop Drive
Sheldon, MO 64784

NEARBY ACCESS

- Direct access from W. Gene Lathrop Drive
- Minutes from I-49 / US Highway 71
- Convenient location for retail and service businesses



SCHEDULE A TOUR TODAY!



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