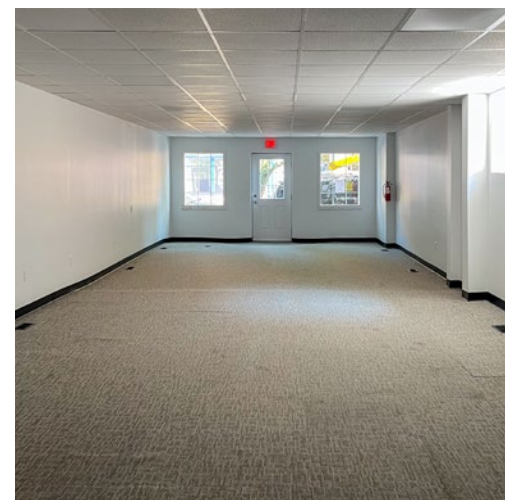




Mixed-Use Investment Opportunity

8 W 5th Street | Fulton, MO 65265

Key Contacts

Walker Oglesby

MANAGING BROKER

walker.oglesby@premiere.net

205-478-0142

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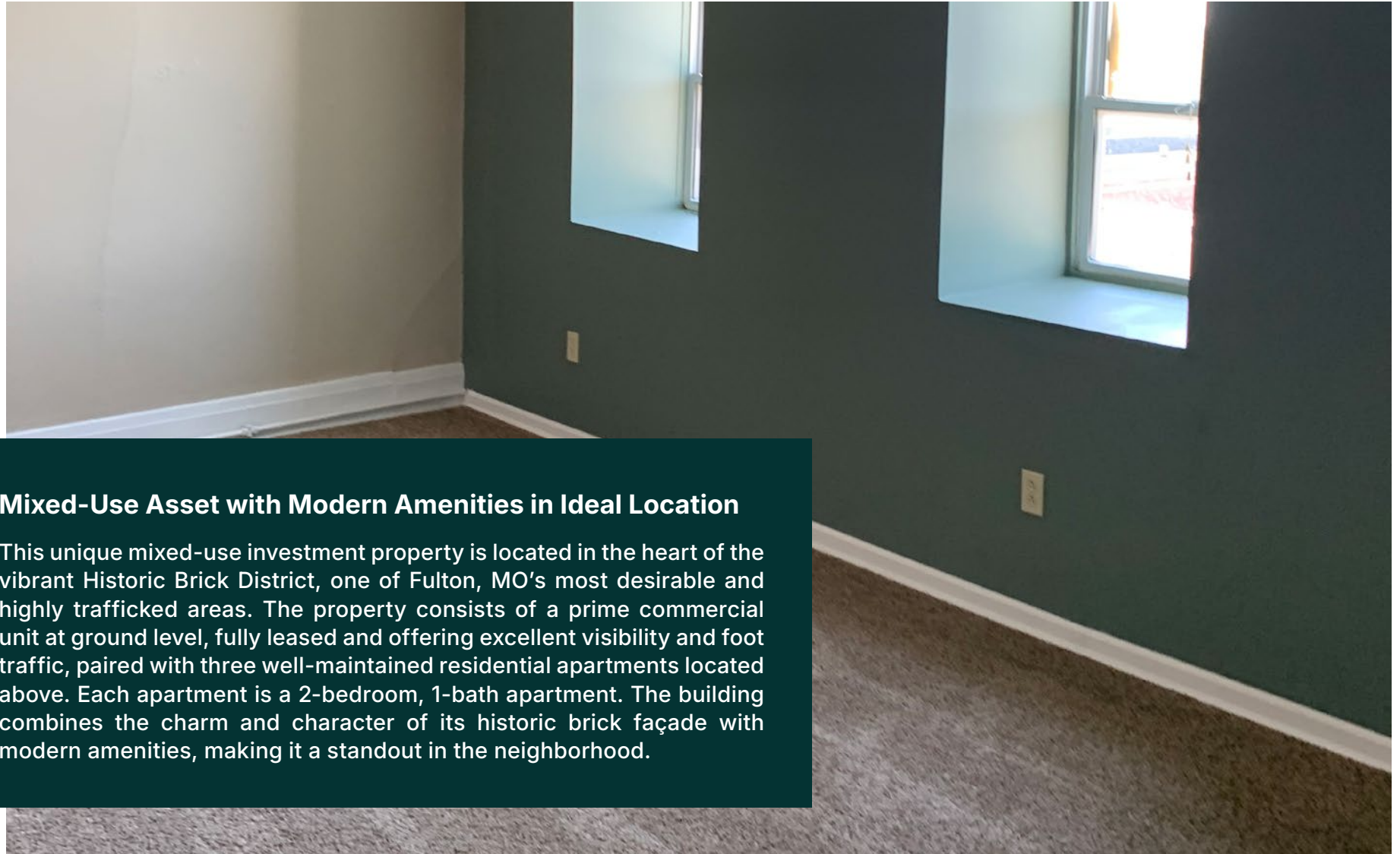
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Area Overview

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Disclaimer

Property Summary



Mixed-Use Asset with Modern Amenities in Ideal Location

This unique mixed-use investment property is located in the heart of the vibrant Historic Brick District, one of Fulton, MO's most desirable and highly trafficked areas. The property consists of a prime commercial unit at ground level, fully leased and offering excellent visibility and foot traffic, paired with three well-maintained residential apartments located above. Each apartment is a 2-bedroom, 1-bath apartment. The building combines the charm and character of its historic brick façade with modern amenities, making it a standout in the neighborhood.

Property Summary

Call for Offers
Price

8.00%
Cap Rate

\$1,500/mo
NOI

1905/2024
Year Built/Reno

4,800
Building SF

Mixed-Use
Zoning

Lease Terms



Tenant

Multi-Tenant

**Lease Type
(Apartments)**

Tenant Responsible for All Utilities

**Lease Type
(Commercial)**

NNN
Sale Leaseback

**Landlord
Responsibilities**

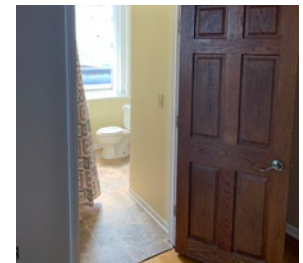
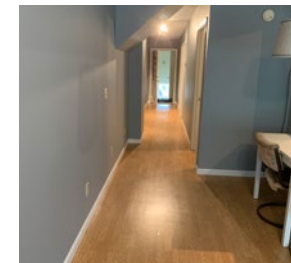
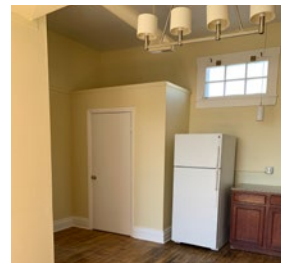
Property Tax and Insurance
and Structural Repairs

Lease Expiration

Apartment A: July 31, 2024
Apartment B: July 31, 2024
Apartment C: December 31, 2025
Commercial Unit: July 31, 2025

NOI

\$1,500/month



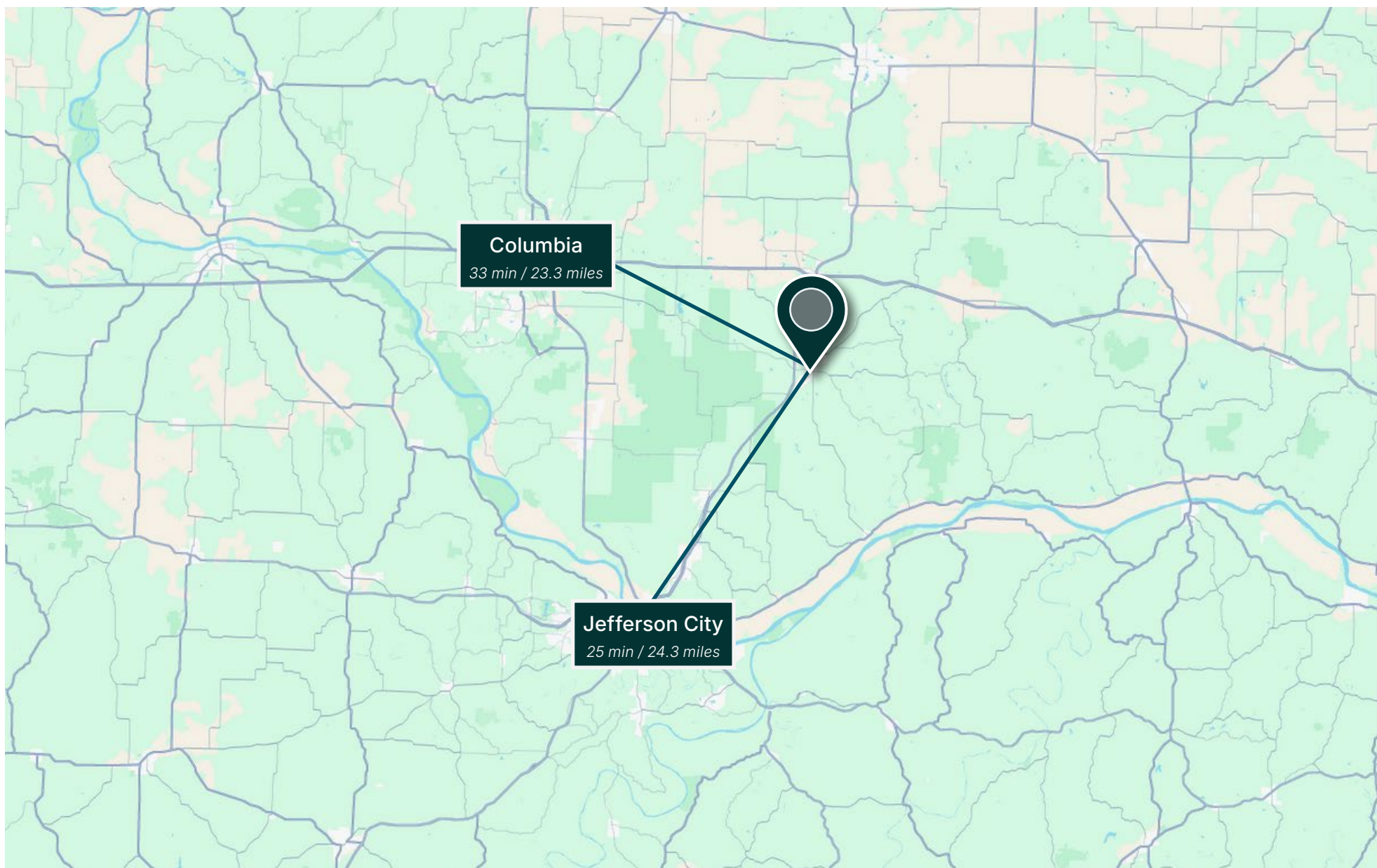
Property Photos



Amenities Map



Proximity Map



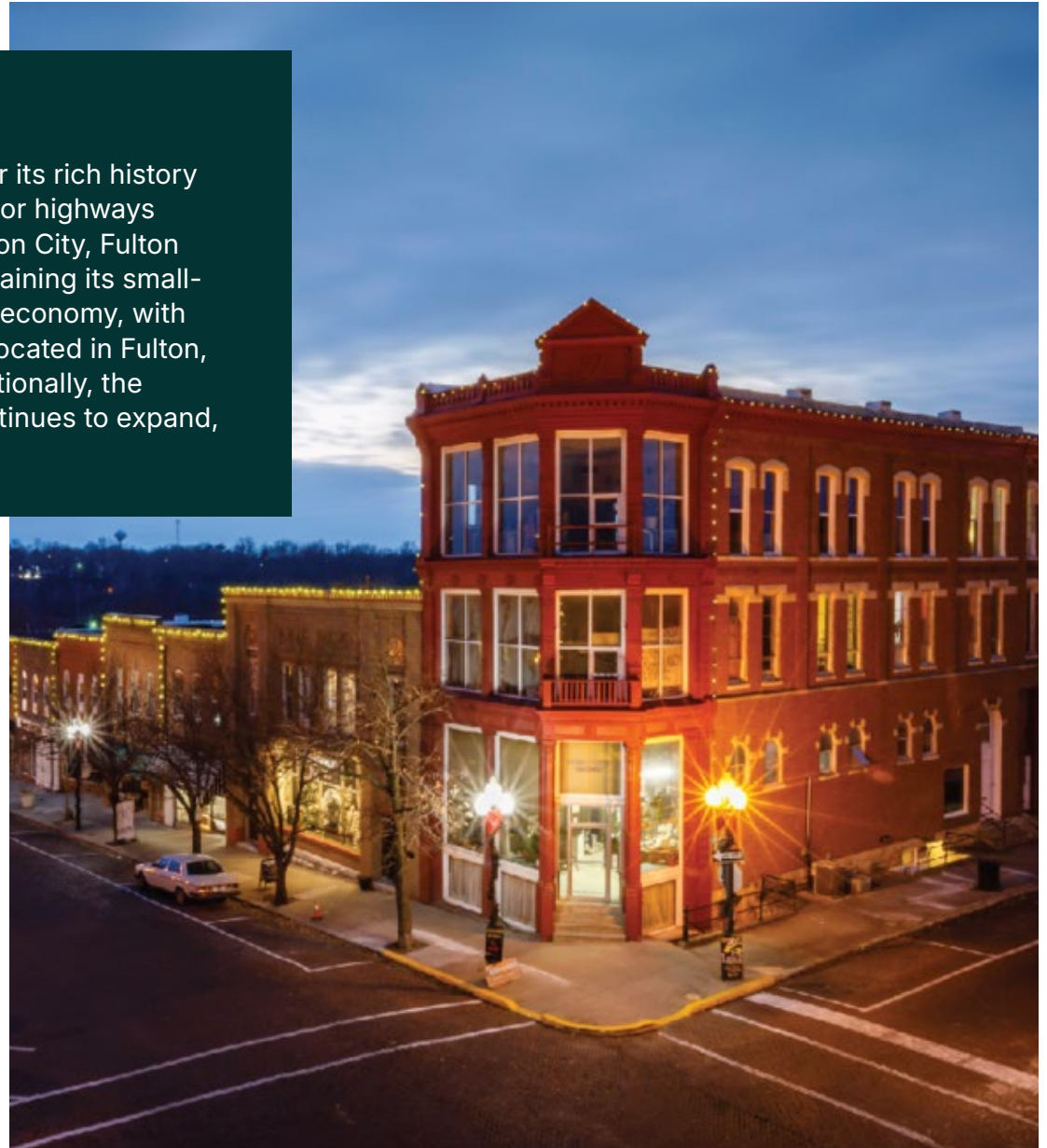
Area Overview

Fulton, MO

Fulton, MO, is a vibrant town in central Missouri, known for its rich history and growing economy. With its strategic location near major highways and its proximity to larger cities like Columbia and Jefferson City, Fulton offers easy access to regional economic hubs while maintaining its small-town charm. Education plays a significant role in the local economy, with Westminster College and William Woods University both located in Fulton, attracting students and supporting local businesses. Additionally, the town's industrial sector, particularly in manufacturing, continues to expand, providing jobs and boosting economic growth.

Top Five Major Employers in Fulton, MO Area

<i>Major Employer</i>	<i>Employees</i>
Fulton State Hospital	900+
Callaway Energy Center	800+
William Woods University	300+
Westminster College	250+
Missouri School for the Deaf	250+



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