

# 409

WEST MAIN  
GREENWOOD, MO 64034  
OFFERED AT \$395,000



A LANDMARK LOCATION. A LEGACY OPPORTUNITY.



## PROPERTY HIGHLIGHTS

- 3245 sqft
- Opportunity To Cash Flow
- Main Street Highway Frontage
- Newer HVAC
- Newer Hot Water Heater
- Retail Shop
- Zoned Commercial Retail
- 200 Amp
- Well Known Space
- Potential for 5K Revenue

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## CONTACT

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There are buildings... and then there are landmarks. Located at 409 W. Main Street in the heart of Greenwood, Missouri, this iconic commercial storefront has been a cornerstone of the community since 1910. Originally built as a dry goods store and later known as the beloved Greenwood Mercantile, this property holds a special place in local history woven into the fabric of the town, and now it's ready for its next chapter. Positioned at the highly visible intersection of Main Street and Highway 150, the property offers outstanding frontage and daily drive by traffic in one of Greenwood's most recognizable locations. This is true Main Street presence. Where charm, visibility, and community intersect.





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Ideal for the entrepreneur, visionary, or small business owner ready to plant roots, this space lends itself beautifully to a variety of commercial uses, including:

- A boutique or specialty retail shop
- A coffee or tea house that becomes a community gathering place
- An antique, vintage, or home décor market
- A creative studio, art gallery, or maker space
- A professional office, salon, or service-based business
- A thoughtfully curated mixed-use retail concept

Whether you're launching your first storefront or expanding an established brand, this property offers something increasingly rare: historic character, built-in recognition, and prime exposure in a walkable, welcoming downtown setting.

Opportunities like this don't come along often. This isn't just a place to do business, it's a chance to become part of Greenwood's story and carry a legacy forward.

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