

THE OFFICE OF  
**SAM R.  
CRAFT**  
REECE COMMERCIAL INC.



AUTOMOTIVE SHOP | EQUIPMENT INCLUDED

**828 COMMERCIAL ST.**  
MARSHFIELD, MO 65706

REECE COMMERCIAL REAL ESTATE

For More Information: Sam R. Craft | 417.955.1232 | [samcraft@reececommercial.com](mailto:samcraft@reececommercial.com)

[reececommercial.com](http://reececommercial.com) | 417-882-5710



## Offering Overview:

<b>Offering Price:</b>	<b>\$449,900</b>
Square Feet:	4,880
Price Per SF:	\$92.19
Land Area (Acre):	± 0.37 AC.
Asset Class:	Industrial, Automotive
County:	Webster
PID:	112010001019001030

## Property Description:

Now available, as an exclusive offering, is this former automotive building on a desirable corridor. The building comes equipped with FF&E by way of three (3) two-post lifts, one (1) in-ground lift, two (2) air compressors, exhaust ventilation, and twelve (12) security cameras.

The building offers five exterior drive-in overhead doors: (4) 12x12, (1) 13x14. There are seven total drive-in overhead doors, equal to the amount of work bays. Every drive-in door has concrete approach. There is approximately 200 square feet of office as well as a public restroom and employee restroom.

The shop space, office, and mezzanine are all serviced by forced air heating and cooling.

There is a potential to acquire the property without the two-post lifts as well as a potential for additional land.







## BROKER BIOGRAPHY



### **SAM R. CRAFT**

Email: [samcraft@reececommercial.com](mailto:samcraft@reececommercial.com)

Office:

Office: **(417)-882-5710** | Cell: **(417)-955-1232**

**3626 S. Campbell Ave. Springfield, MO 65807**

#### **Background:**

Sam Craft is a detail-oriented commercial real estate practitioner serving Missouri. He has successfully advised on acquisitions and dispositions across multiple asset classes, with a growing emphasis on development-oriented land opportunities.

Sam differentiates himself through a strong command of due diligence, financial analysis, and land-use evaluation. His skill set includes Geographic Information System(GIS)-based analysis, entitlement and land-use planning support, contract structuring, and underwriting that helps clients understand both risk and upside before capital is committed. Clients rely on him not only to transact, but to think critically in real estate decisions through feasibility, tax-efficient dispositions, and long-term value.

With a B.S. in Natural Resources from Missouri State University, Sam brings a unique analytical lens to real estate—integrating soil, water, biomass, and environmental considerations into the advisory process. This background allows him to add meaningful insight for landowners, developers, agricultural producers, and investors navigating land-intensive decisions.

He has continued his educational pursuits by way of Certified Commercial Investment Member (CCIM) Institute and aims to become one of Missouri's only practicing professionals holding both CCIM & ALC (Accredited Land Consultant) designations.

#### **Education:**

Missouri State University - B.S.  
CCIM Institute

THE OFFICE OF  
**SAM R.  
CRAFT**  
REECE COMMERCIAL INC.