

# Property Client Full

101 NW Railroad Street, Odessa, MO 64076

L Price: **\$375,000**

MLS#: **2576361** Status: **Active**

County: **Lafayette**

**Commercial**

Area: **210 - Lafayette County, Mo**



Type: **Other**  
 Use: **Service Station**  
 Tot SF: **1,260** # Stories: **1** Zone: **c3-c2**  
 Min SF: Max SF: Brk ID: **HERE**  
 Lsz: **26,484.48 - Square Feet** Agt ID: **IMAN**  
 Name:  
 L/S: **Sale**  
 Age: **51-75 Years** Yr Blt:  
 Legal: **Lots 15,16,17,18,19,20, BLK 5 ORIGINAL TOWN ODESSA & PT OF VACATED ALLEY**

## General Information

Leased: **No** Curr Lse: Flood: Cap Rt:  
 Op Exp: Road: **City Street** Grs Inc: Net Inc: Occupy: **Owner To Vacate**  
 Parking: **Garage** Location: **Corner Lot, Free Standing**  
 Utilities: **220v Service** City Limits: Streets:  
 Interior:  
 Exterior:  
 Security:  
 Accessibility:  
 Maint Pr:  
 Ceiling Height:

## Remarks & Directions

**Attention Entrepreneurs! Commercial property in prime location with so many possibilities! This property has been operating as a service station for many years and has served this owner well for the last 43 years. He is now ready for retirement. This is an opportunity to bring your ideas to life and start your own business! The station offers a 2 mechanic bay area with a work bench & rotor tuning, etc area. Additional storage room (has plumbing for a 2nd bath if desired) including shelves & a loft right off the work area. The property had gas tanks at one time and they have been removed. Lots of possibilities for all kinds of businesses. The property includes 2 parcels of land that total 26,485 feet of commercial property and includes not only the station but the second parcel has a home that is currently a rental. This could offer an option to live in the home and have your business next door and the whole package is at an affordable price! Great visibility on this corner location!**

Directions: **Property just at the corner of 131 Hwy on SW Railroad St.**

## Business Information

<u>Industrial</u>		<u>Office</u>		<u>Retail</u>		<u>Business Opp</u>	
Net Ch:		X Stop:		Net Ch:		Business:	<b>Auto Service</b>
Ofc SF:	<b>150</b>	Bs Yr:		Allow:		Includes:	<b>Building Only</b>
Whs SF:		U-R:	<b>Usable</b>			# Empl:	
Clr Ht:	<b>13</b>	Allow:				Open:	
#Drv In:	<b>2</b>						
#Dock:	<b>0</b>						
Dock Type:							
Dr Ht:	<b>10</b>						
Rail:							
Allow:							

## Financial Information

Will Sell: **Cash, Conventional** HOA: **/**  
 Tax: **\$1,257** Spc Tax: **\$0** Total Tax: **\$1,257** Tax Comm: