

1006 Nettleton Avenue Suite B

\$399,900

Thayer, MO 65775



1.0 Bathrooms
1170 Square
Feet
Lot Size: 0.17
Acre
Listing #:
24084-67130
County:
Oregon

This versatile commercial building, located at 1006 B Nettleton Ave in Thayer, Missouri, presents an incredible opportunity for businesses or investors. **Office Space:** This space welcomes you with a spacious lobby and reception area, complete with a reception window. There is a large open general room, 2 private offices, an accessible restroom, and a kitchen area break room. The high ceilings create an open and professional atmosphere. An unfinished basement offers secure storage, or flexibility for various business needs. The building is also equipped with a security system for added peace of mind. **Location & Surrounding Area:** Situated in Thayer, Missouri, this property enjoys a prime location in Oregon County, near the Missouri-Arkansas border. Thayer is a small, welcoming town with easy access to major transportation routes, making it an ideal location for business. Oregon County's scenic landscapes and thriving local businesses make it a great place to live and work, with a supportive community and access to beautiful outdoor recreation. **Additional Opportunity:** Also available is the adjoining larger office space with large reception area and window. This space includes 3-4 private offices, a conference room, a kitchen area break room, and a restroom. There is an unfinished basement, which includes a second restroom, with plenty of space for expansion or secure storage. There is also a 0.37-acre vacant lot available located directly behind the main building that further enhances the property's potential. This lot is perfect for additional parking, future building expansion, or development into a separate commercial space, giving you the flexibility to accommodate future business growth. This property, with its flexible office spaces, growth potential, and additional vacant lot, is a fantastic opportunity for businesses or investors looking to establish or expand their presence in Thayer, Missouri.

Key Features

- Commercial Building for Sale
- Oregon County Commercial Site
- Invest in the Missouri Ozarks
- Thayer, MO office building
- So. Central MO Commercial Bldg
- Ozarks Investment Property
- Missouri Business Opportunity
- Commercial or Retail Building



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