

FOR SALE/LEASE

RETAIL/WAREHOUSE



**PRICE
REDUCTION**

3815, 3905, & 3907 S LIMIT AVE

SEDALIA, MO 65301

~~**\$1,700,000 OR \$15/SF NNN**~~

Property Details

- Three Buildings totaling 8,692 sf
- Main bldg. is 4,492 sf with office/showroom, two service bays and wash bay
- City of Sedalia has budgeted to allow for a sewer main connection on South 65 in the upcoming fiscal year
- 3 Phase Electric-400A 208V
- 2.71 Acres Zoned C-3

\$1,500,000 OR \$12/SF NNN

For more information contact:

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PHOTOS



REECE
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DEMOGRAPHICS

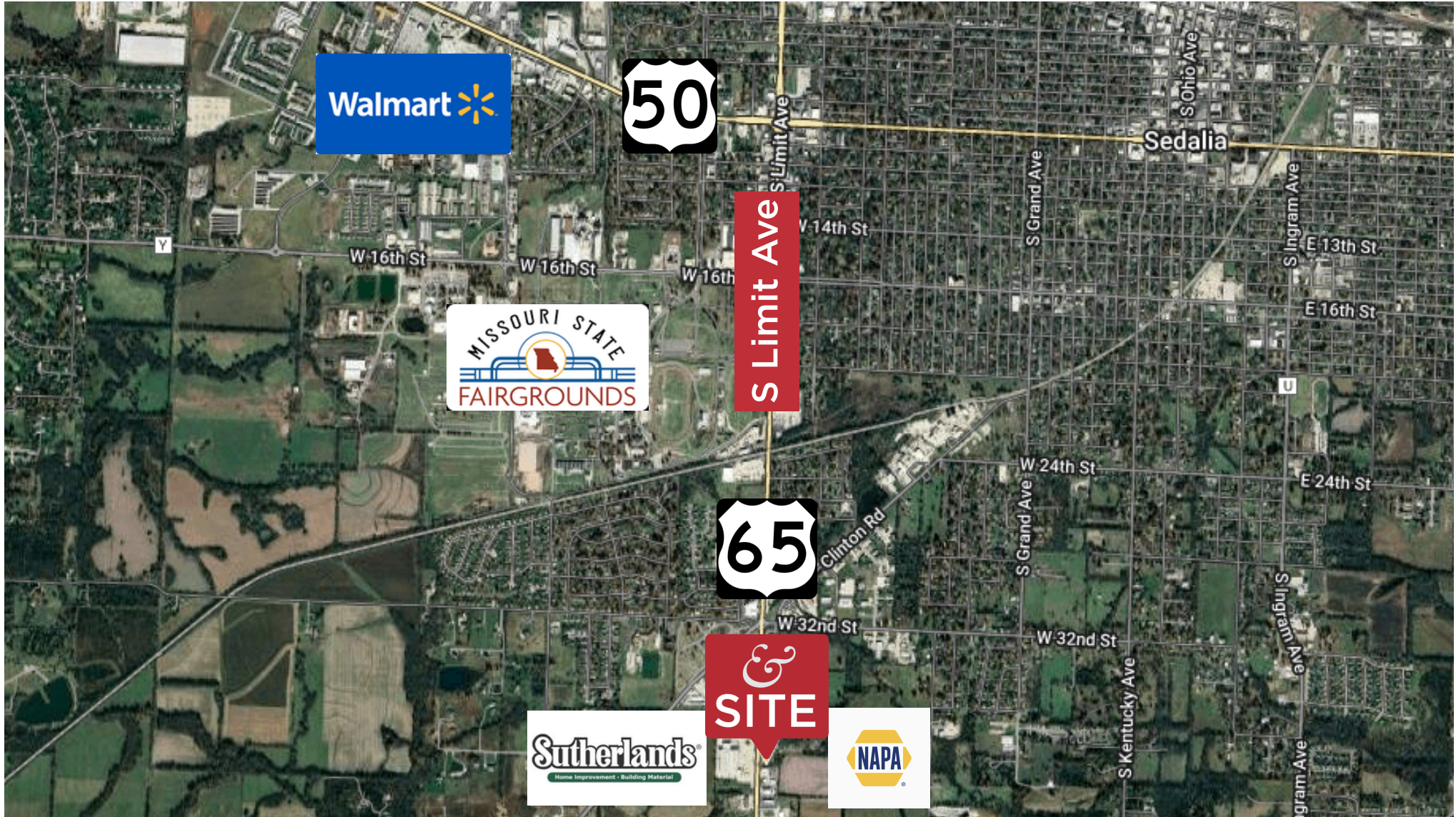


Demographics

	2 MILE	5 MILE	10 MILE
2024 TOTAL POPULATION	2,937	25,022	31,227
MEDIAN HOUSEHOLD INCOME	\$69,929	\$51,147	\$51,844

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AERIAL



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