



Cort Dietz
 CORT Real Estate - Dietz, Walters & Copanas
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 Ph: 314-623-6200

Property 360 Property View w/Map

3350 Highway O, Park Hills, Missouri 63601

Listing

MLS#: **25060581**
 List Date: **09/07/2025** Expiration Date 03/31/2026
Recent: 09/08/2025 : Coming Soon : ->CSN
 County: **St. Francois-MO**
 Muni/Twp: **Park Hills**
 Prop/Sub Type: **Commercial Sale/Mixed Use**
 Subdivision: **None**

Status: **Coming Soon**
 Expected Dt: **09/09/25**
 Curr Price: **\$1,399,000.00**
 Org Price: **\$1,399,000**
 DOM: **0**
 CDOM: **0**
 Exp Date: **03/31/2026**



General Information

Bldg Name:	Sct/Twn:	PH - PARK HILL	Yr Built:	1999
Levels:	# Stories:		Stories Ttl:	1
Lot SqFt:	Lot Size:	6.860 ac (Public Records)	Lot Dim:	
SqFt Total:	Sqft Above:		Sqft Below:	
1st Fl SqFt:	2nd Fl SqFt:		SqftAbv/PSF:	/
Sqft Bldg:	Sqft Off:		Sqft Rtl:	
# Bldgs:	Unit #:			
Bldg Name:	Bus Name:	Connections Church		
Schl District:	Area:	600 - St. Francois County		

Features

# Bldgs:	3	Fire Tag Rq:		Ceiling Height:	11
# Drive Dr:		Possible Use:	Commercial, Place of Worship, Professional/Office, See Remarks		

Additional Features

Parking:		Carpot:	No/0
Construction:	Metal Siding, Other	Model:	
Waterfront:	No	Pool:	
Road Frontage:	Highway	Road Surface:	
Disclosures:	Flood Plain No, See Seller's Disclosure		

Systems & Utilities

Cooling:	Central Air, Electric, Gas	Heating:	Forced Air
Water:	Well	Water Main Diam:	
Utilities:	Cable Available, Electricity Connected, Natural Gas Available, Sewer Available		

Public Remarks

Seize this unique opportunity to own a versatile commercial property with nearly 1,000 feet of prime road frontage on Highway 67, just north of the Leadington exit, directly across from Mineral Area College. This high-traffic location offers exceptional visibility and accessibility, perfect for your next business venture! The main structure, a spacious 150 x 100-foot building, provides 15,000 square feet of flexible space currently housing Connection Church. With endless possibilities, this property could continue as a church or be transformed into a restaurant, banquet center, office building, or your dream project. The building features two main restroom facilities, an additional restroom with a shower, a large kitchen area, and multiple office or classroom spaces that can be reconfigured to suit your needs. Additional income streams include a billboard generating \$2,400 annually and a cell tower bringing in \$7,200 per year. The property also includes two separate buildings with a total of 44 self-storage units which are currently vacant and could be rented to increase the cash flow by upwards of \$3500/month. There is also an area with existing hookups for a modular home, adding to its versatility. With its strategic city location, high-traffic exposure, and highway frontage, this property is a rare find. Incredible investment opportunity! Possible creative financing opportunity for a qualified buyer!

Financial Information

1st Assum:	No	2nd Mrtg:	No
Listing Terms:	Cash, Conventional		

Lease Information

Avail Date:		Lease Type:		Sub Lease YN:	No
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Legal/Taxes

Parcel ID:	09-20-09-02-001-0001.00	Builder Name:	
Ownership:	Private	Owner/Occupant Name:	
Occupant Type:	Owner	Owner Phone:	
Taxes:	\$521.00	Tax Year:	2024
Legal Desc:	SUR RTS PT NE 1/4 NW 1/4 SEC 9 TWP 36 RING 5	Prop Asd Cty Tx:	Yes

Showing

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent, List Agent Accompany**

Listing/Contract Info

Listing Service:	Full Service	Listing Agreement:	Exclusive Right To Sell	Possession:	Close Of Escrow
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Special Listing Conditions: **Standard**
 Licensee Assisting Seller: **Seller's Agent** Seller Concessions: **Yes**
 Realtor Remarks: **Please contact listing agent for showings as he must accompany. Send your offer to cortdietz@icloud.com. Seller will use True Title, LRausch@TrueTitle.com. Please insert into special agreements the following: "Buyers and Sellers commit to closing transaction before 10:30am on day of closing."**

Agent/Broker Info

Site Office: RE/MAX Best Choice (RMC02)	List Agent: Cort Dietz (CORDIETZ2)
Office Phone: 636-931-7272	Off License #: 2001005105
Office Fax: 636-931-5116	Contact #: 314-623-6200
Address: 1510 Parkway W, Festus, MO 63028	LA Email: CortDietz@icloud.com
	LA License #: 2024048317

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Tax

Owner Information

[Realist Tax](#)

Owner Name:	Connections Church	Mailing Address:	PO Box 38
Mailing Address City & State:	Park Hills Mo	Mailing Zip:	63601
Mailing Address ZIP + 4 Code:	0038	Owner Occupied:	No

Location Information

Site Address (Full):	3350 HIGHWAY O	County:	St Francois
Township:	36	Municipality:	Ph - Park Hill
School District:	Central	Census Tract:	951101
Carrier Route:	C004	Township Range and Section:	360509
Extra Feature Topography Type:	FLAT/LEVEL	Spatial Flood Zone Code:	X
Spatial Flood Panel:	29187C0255D	Spatial Flood Zone Date:	06/16/2011

Tax Information

APN:	09-20-09-02-001-0001.00	Parcel ID:	09200902001000100
% Improved:	91	Tax Area:	R-3
Legal Description:	SUR RTS PT NE 1/4 NW 1/4 SEC 9 TWP 36 RNG 5		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$8,220	\$10,840	\$10,840
Assessed Value - Land	\$870	\$3,490	\$3,490
Assessed Value - Improved	\$7,350	\$7,350	\$7,350
YOY Assessed Change (\$)	-\$2,620	\$	
YOY Assessed Change (%)	-24%	0%	
Market Value - Total	\$696,640	\$704,810	\$704,810
Market Value - Land	\$61,270	\$69,440	\$69,440
Market Value - Improved	\$635,370	\$635,370	\$635,370
Tax Year	2024	2023	2022
Total Tax	\$520.91	\$521.35	\$687.39
Change (\$)	\$	-\$166	
Change (%)	0%	-24%	

Characteristics

Universal Land Use:	Storage	County Use:	Commercial
Lots Acres:	6.860	Lot Area:	298,822
Number of Buildings:	4	Building Type:	Storage
Year Built:	1999	Stories:	1.0
Building Sq Ft:	19,800	Gross Area:	19,800
Garage Size:	0	Building Condition:	Average

Building 1 of 4

Building Characteristics

Year Built:	1999	Building Square Feet:	2,400
Stories:	1.0	Building Condition:	Average

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Porches					1995	
Decks					1995	
Patios						
Etc.						
Porches						
Decks						
Patios						
Etc.						

Building 2 of 4

Building Characteristics

Year Built:	2000	Building Square Feet:	2,400
Stories:	1.0	Building Condition:	Average

Building 3 of 4

Building Characteristics

Year Built:	2009	Building Square Feet:	15,000
Stories:	1.0	Building Condition:	Average

Building 4 of 4

Building Characteristics

Year Built:	1995	Building Condition:	Average
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Last Market Sale

Recording Date:	03/21/2024	Settle Date:	03/20/2024
Down Payment (Last Sale):	\$0	Document #:	2009
Deed Type:	Warranty Deed		

Sell Score

The Sell Score indicates the relative likelihood a property will be listed for sale in the next 6 months.

Properties with a Very High Sell Score (831+) represent the top 5% of properties most likely to sell and are 2.6 times more likely to sell than the average property.

Properties with a Moderate to High Sell Score (502-830) are more likely to sell than the average property.

Properties with a Very Low to Low Sell Score (0-501) are less likely to sell than the average property.

Very High (831 - 1000)

High (625 - 830)

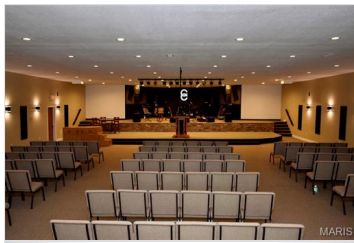
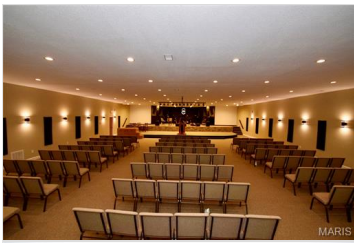
Moderate (502 - 624)

Low (354 - 501)

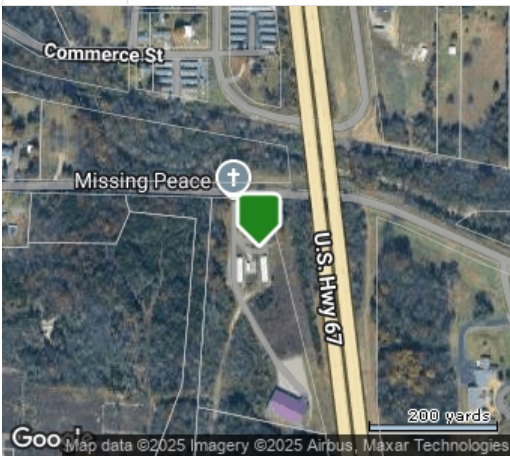
Very Low (0 - 353)

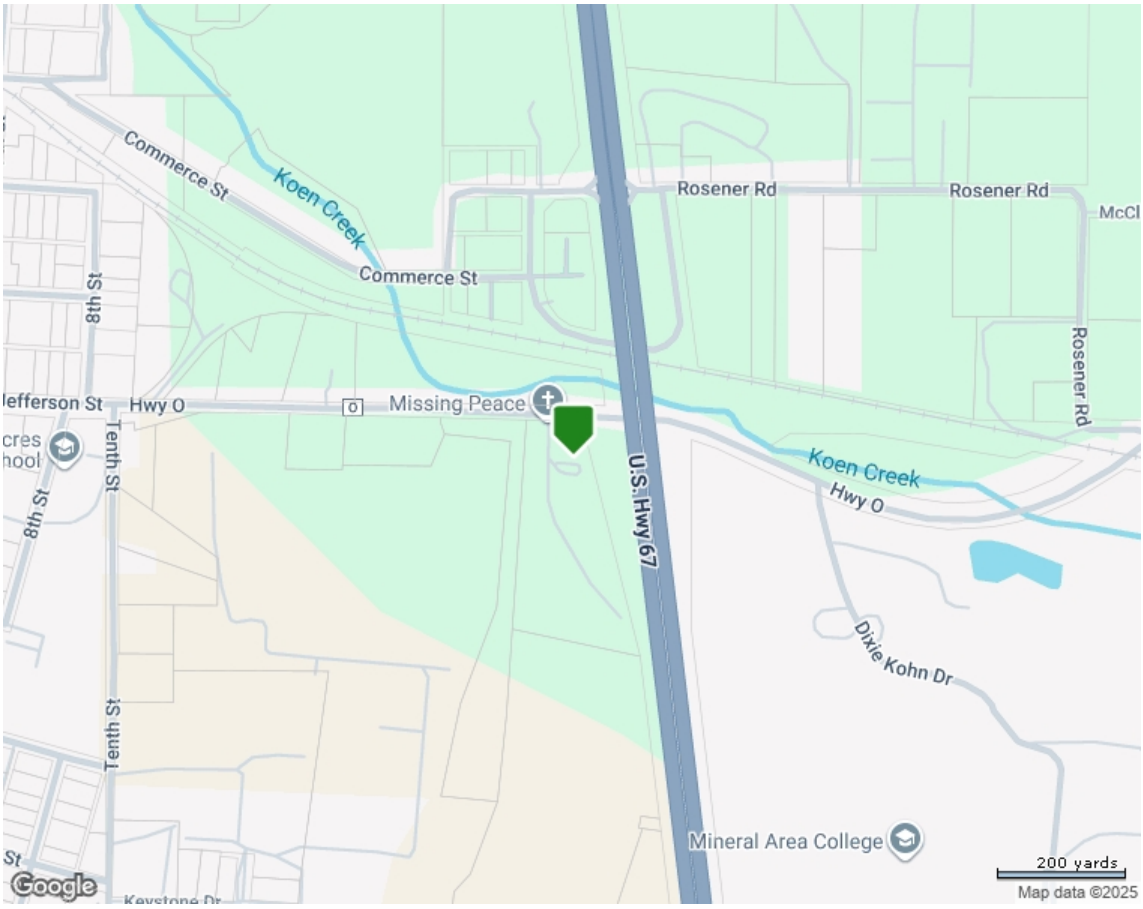
Photos

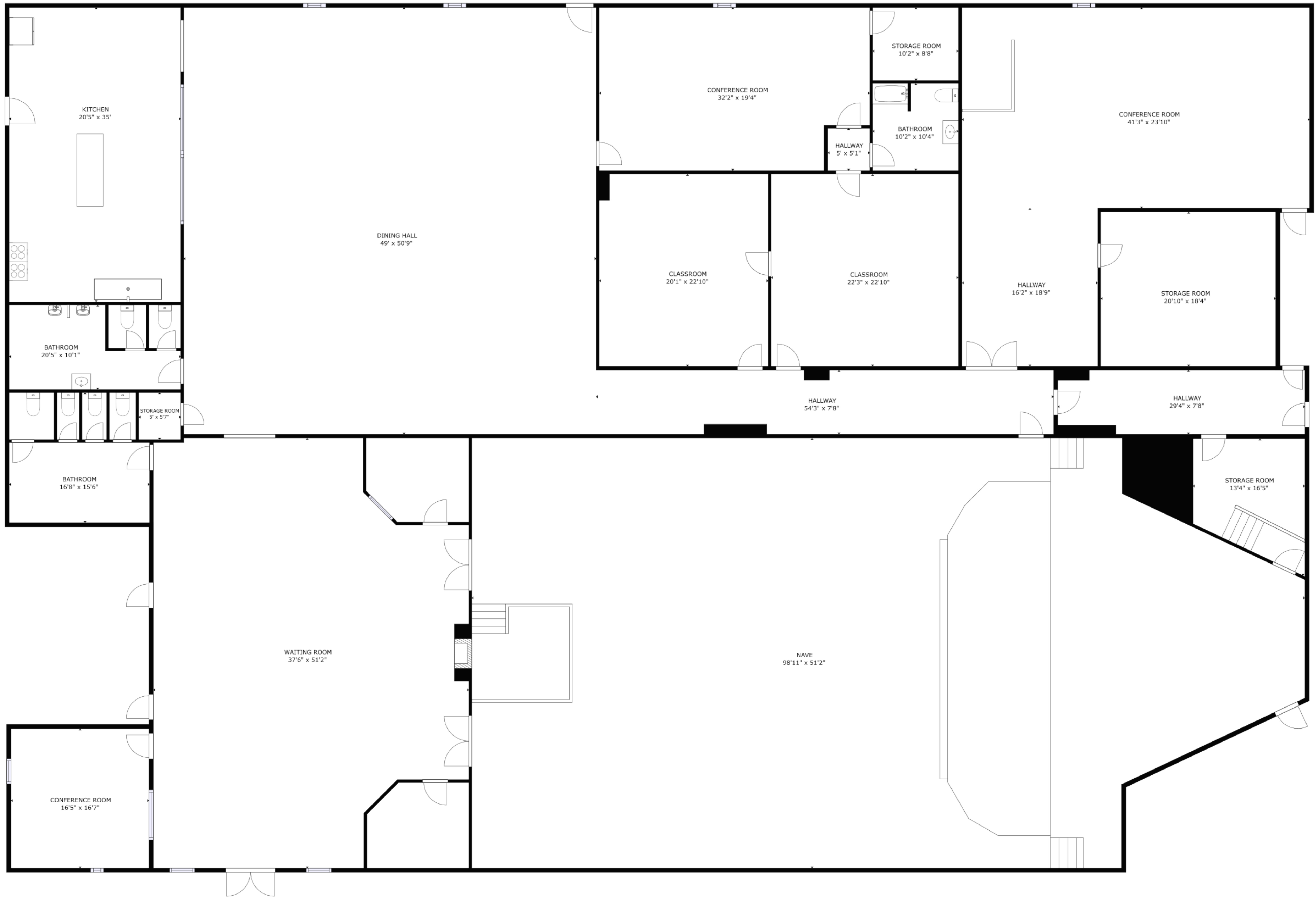




Parcel Map







GROSS INTERNAL AREA
 FLOOR 1: 14927 sq ft
 TOTAL: 14927 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

