

For Sale by Owner: Commercial Warehouse Building

Address: 132 Elks Road, Laurie, MO 65037

Price: \$285,000

Overview:

Prime commercial warehouse located in the heart of Laurie, MO just off "O" Road, offering 4,800 square feet of versatile space. Building includes an office, bathroom, and warehouse space. Perfect for industrial, distribution, storage, or personal uses.

Key Features:

- Spacious interior with 20-foot ceiling heights
- 60x80 Metal Framed Building
- 10x10 garage door.
- Office area with HVAC
- Warehouse heated with 2 Reznor Propane heaters and ventilation fan.
- Ample parking and yard space. When the building was built there were preparations done to the ground for an additional 60x50 feet of building that was planned to eventually be a retail store.
- Conveniently located off Highway 5 and O road.
- Internet: COMO Connect Fiber available
- Low Operating Cost

Zoning & Usage:

Zoned for industrial use, with flexible options for various commercial activities. Buyer to verify with local authorities.

Financial Details:

- Asking Price: \$285,000
- Annual property taxes: approximately \$1,450

Availability:

Property is currently being vacated and ready for immediate move-in or lease negotiations.

Contact:

For more information or to schedule a walkthrough, please contact:

Sean Paul

Phone: (660) 596-1350

Email: sean@dugans1871.com