



4,780 SF COMMERCIAL BUILDING WITH OFFICES

1705 MAIN ST, SCOTT CITY, MO 63780

FOR SALE

Presented By:

TOM KELSEY

573.334.5200

tkelsey@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime commercial property designed for retail/vehicle related uses or distribution uses. Boasting 4,780 SF of modern space, including 1,250 SF of office area, this property offers optimum visibility and high traffic flow. The building features 4 overhead drive-in doors, creating seamless access and functionality. The C-1 zoning allows for a versatile range of uses, making this property ideal for a car lot, retail space, workshop, or distribution center. With an additional separate entrance for the office area, this property presents an excellent opportunity for an owner to have rental income if desired.

PROPERTY HIGHLIGHTS

- 4,750 SF Total Building Size
- Approximately 1,250 SF of Offices
- High Traffic & Visibility Location
- 4 Overhead Drive-in Doors
- Separate Entrance For Office Area
- Perfect for Car Lot. Shop. Retail or Distribution Uses

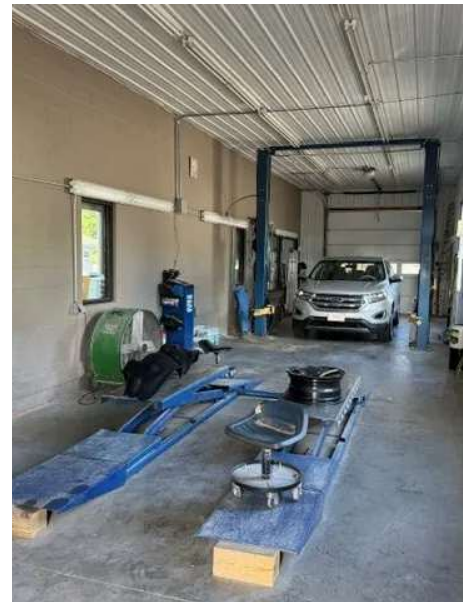
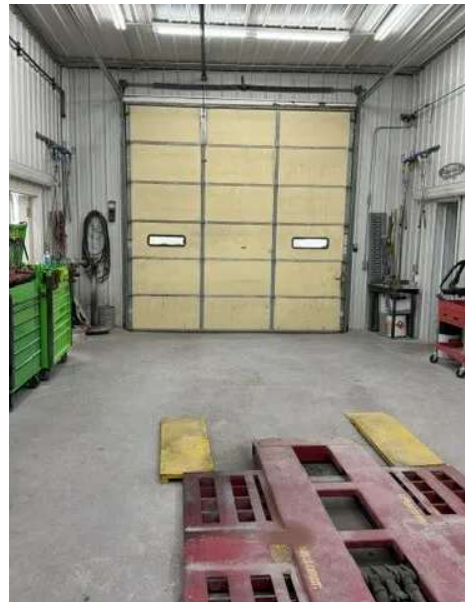
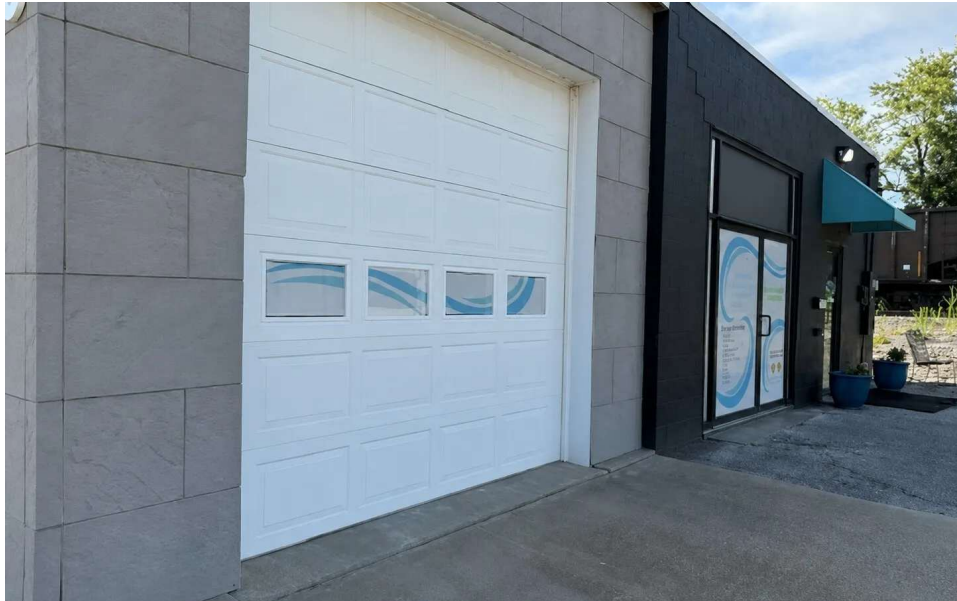
OFFERING SUMMARY

Sale Price:	\$239,900
Number of Units:	1
Lot Size:	16,553 SF
Building Size:	4,780 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	109	229	588
Total Population	235	520	1,412
Average HH Income	\$82,934	\$80,164	\$77,462

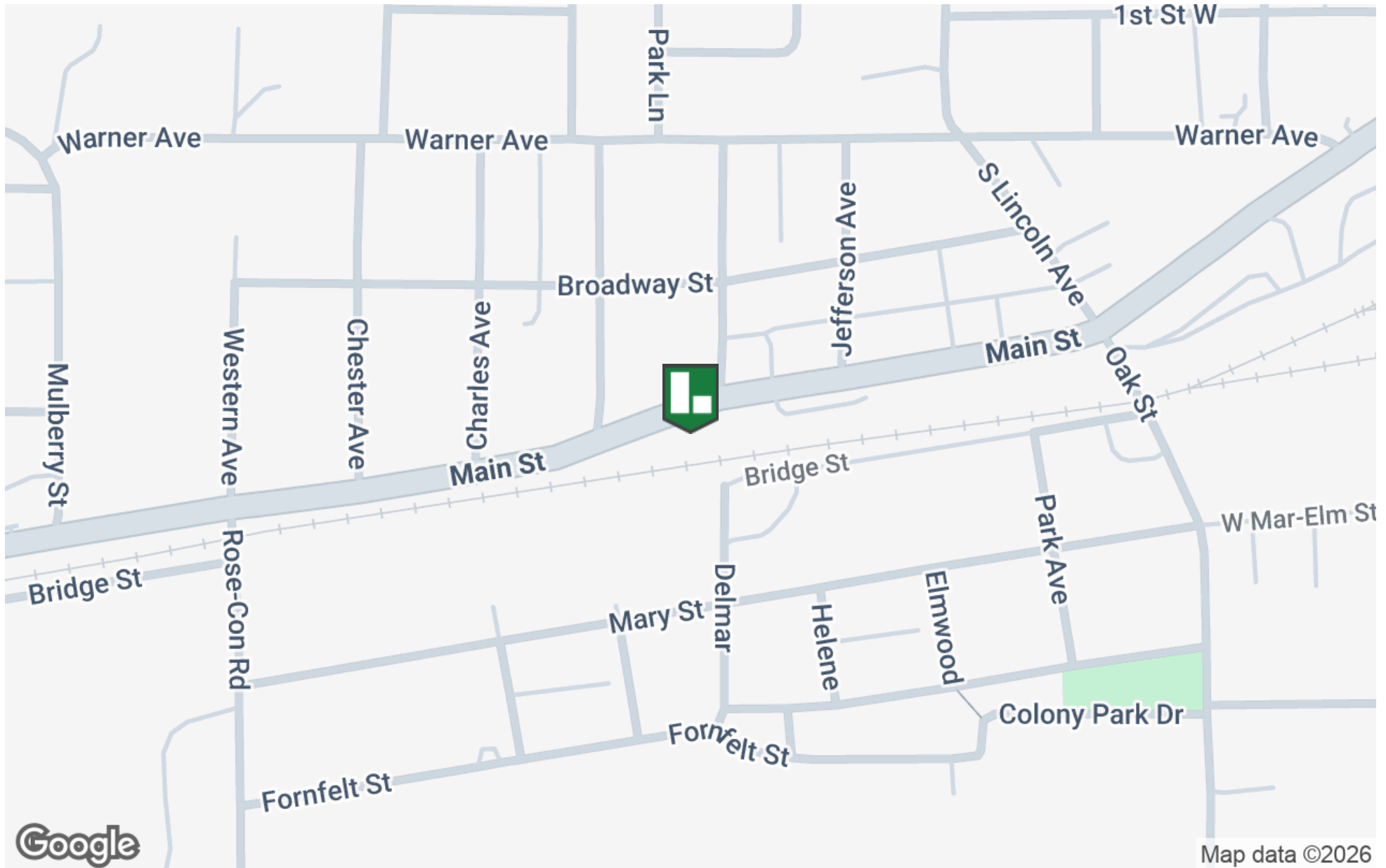
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ADDITIONAL PHOTOS



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LOCATION MAP



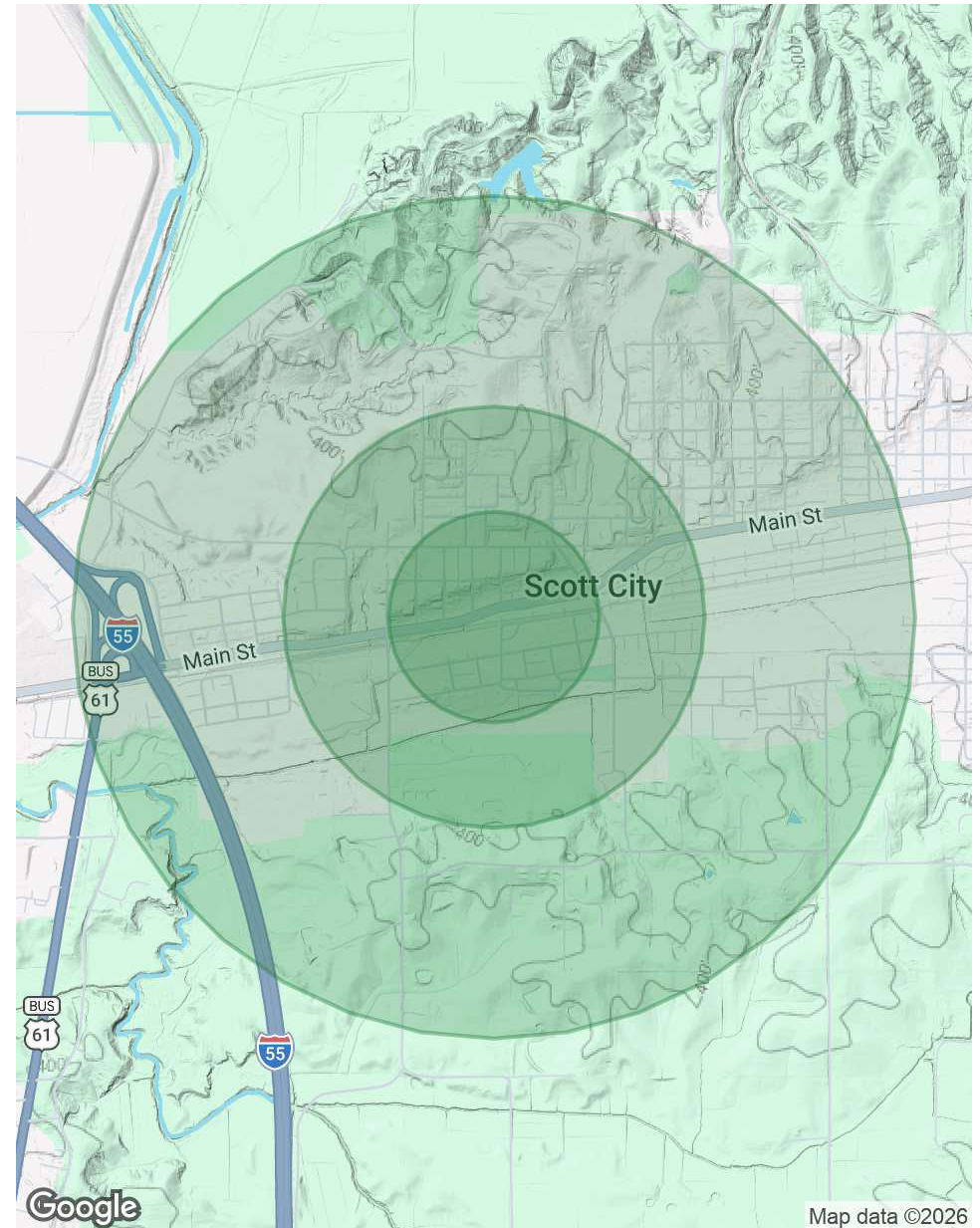
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	235	520	1,412
Average Age	46.5	44.0	41.9
Average Age (Male)	40.7	39.8	39.1
Average Age (Female)	49.1	46.1	43.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	109	229	588
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$82,934	\$80,164	\$77,462
Average House Value	\$125,710	\$144,359	\$160,786

2023 American Community Survey (ACS)



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