



**2401 Mian St.,
Lexington, Missouri**

**Presented by:
Bruce Re, Vice President, Commercial
Division**

**RE/MAX Commercial, State Line
11251 Nall Ave.
Leawood, Kansas 66211
913-221-9689**



Executive summary

Property Summary

REMAX Commercial – State Line has been retained as the Exclusive Agent for the sale of the property located at 2401 Main Street, Lexington, Missouri. This is an ideal location in town that features a great corner lot, close to 24 Highway. It is a former ACE Hardware store, parking and pylon sign. It has a dock door, offices and a workshop. The retail space is approximately 5,000sf and has newer HVAC, and is one of the 3-property portfolio which includes retail, lumber yard and warehouse.



EXECUTIVE SUMMARY

Building Sale

Building : \$300,000.00
Building Size: 7,5,64F
Year Built: 1988
Available: Nov. 22, 2024

Contact: **Bruce Ré**
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REMAX Commercial – State Line
11251 Nall Ave.
Overland Park, KS 66210
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2401 Main Street

Located close to and with easy access to I-70 at the Odessa exit. Renovated in the past two years, formerly ACE Hardware Store, it has a large RETAIL area, Pylon sign, corner lot with plenty of parking. Could be used for a variety of retail applications, Antique Store, Hardware Store, Car Lot, Auto parts store, an Owner/user could have the entire space or with simple modifications separated out for income streams.

Property Type: Retail/Office
Building Size: 7,564 SF

