


# On The Corner

 Presented by  
Murney Associates Realtors

306 E Chestnut St, Strafford, MO 65757



Price: \$2,200,000

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Prime Commercial Property with Dual Buildings & High-Traffic Visibility — Ideal Investment Opportunity! Location: Right off I-44 in a Rapidly Growing City Total Units: 5 Potential Tenant Spaces Current Tenants: 1 (Established Mexican Restaurant) Unlock the potential of this versatile commercial property featuring two modern buildings situated in a high-visibility, high-traffic location just off Interstate 44. This prime location is in the heart of a rapidly developing area, making it the perfect opportunity for investors, business owners, or entrepreneurs looking for a flexible and income-generating space. Property Highlights: Building 1 - Dual Tenant Layout Contemporary exterior with clean, modern design Vacant Unit: Former yoga studio, ready for retail or office use. Building 2 - Wide Open Opportunity Large, open floor plan ideal for a storage facility, showroom, studio, or light industrial business Easily adaptable to suit a variety of business needs Potential to divide for additional tenant income Key Features: 4 potential tenant spaces across two buildings Modern curb appeal with updated exterior finishes Excellent signage visibility from I-44 Ample parking and easy access for customers and deliveries



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Positioned in a fast-growing commercial corridor with increasing demand  
Whether you're looking to expand your portfolio, launch a new venture,  
or secure space in one of the city's most promising areas, this property  
offers flexibility, exposure, and growth potential.

Heavy Traffic right off Highway I44

5 Lease Opportunities

Newer Build

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## Property Photos



Untitled design (3)



Untitled design (4)

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## Property Photos



Untitled design (6)



Untitled design (7)

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## Property Photos



image0-2



image2-2

# On The Corner

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## Property Photos



image1-2



image2-5



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## Property Photos



image2-6



image0-5

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## Property Photos



image0-7



image0-3

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## Property Photos



image1-3



image2-4

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image2-3



image0-4

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image1-5



image0-6

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## Property Photos



image1-7



image2-7

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## Property Photos



IMG\_2247



image

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## Property Photos



image0



image2



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## Location

