

209 W MAIN STREET
Linn, MO 65051

\$1,700,000



Brought to you as a courtesy of:



Damion Gerlt
Associated Real Estate Group
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Features

Current Use: Manufacturing • Warehouse
Cooling: Central Air
Heating: Natural Gas
Parking Description: Garage Spaces: 100.0
• Additional Parking • Off Street

Sale Includes: Building & Land • Option to Lease
Basement Access: Interior Entry • Walk-Out Access
Basement Details: Full

Details

County	Osage
# of Stories	2
# of Rental Units	5
# Loading Docks	3
Restrooms	6
# Parking Spaces	50
Apx Acres	2.25
Office SqFt	1680
Warehouse SqFt	80393
Retail SqFt	0

General Property Description

MLS#	10071896
Status	Active
Apx Year Built	1956
# of Buildings	1
Apx Total SqFt	82073
SqFt Source	Other

Remarks

Unique Business Opportunity in the heart of Missouri. This 82000+ sq ft commercial building is ready for your next business venture. Conveniently located on highway 50 on the west side of Linn puts it in proximity to hwy 50/63 interchange, rail and river access. Looking to start a business or grow a current business? You can select your work force from the budding talent at State Technical College in Linn offering many programs in welding, robotics, auto collision, nursing etc. There are 3 loading docks and 1 large garage door. The concrete floors in the building are designed to handle the heavy loads of manufacturing. Under the brand-new roof, ceiling height ranges from over 12 ft to 30 ft There is over 1600 sq feet of office space designed with offices, desk space and meeting rooms. Approximately 2 hours to St. Louis, 3 hours to Kansas City and 2.5 hours to Springfield