

I44 Frontage Exit 130 Property

Owners Financing Options

2 Commercial Buildings – Billboard – 5 acres - & 4 bd home!



- 3849 sq. foot, 40x60 & 20x 72
- 2nd floor 800 sq. ft
- Loading dock, 2 restrooms
- 3 phase power
- Built in 2004
- Natural Gas



- 2400 sq. foot, 40x60
- 3 phase power
- 2 ADA restrooms
- Built in 2017
- Radiant heat system in floor
- Natural Gas

Over 100K average daily vehicle count!



5 flat acres – Surveyed!



Plus: 4 Bed + den/2.5 bath home, 2800 sq. feet, Geothermal heating/cooling, walk-in closets, huge pantry, 2 living areas, more...

exp
REALTY

866-244-1761

**Realtor: Laura
Ruether**

417-533-2289

22472 Hwy MM, Lebanon MO 65536

MLS# 60233213 Price 795K – Owners Finance options.

Current businesses will RENT or RELOCATE! Not going out of business.