

RETAIL/WAREHOUSE **FOR SALE**

10,879'
RETAIL/
WAREHOUSE
W/50+
PARKING
SPACES

201 E Tilden St.
Humansville, MO 65674

Presented By

GERALD ZAMORA

Senior Advisor

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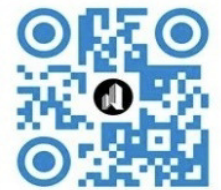
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1715 W James River Rd

Ozark, MO 65721

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**FLEXIBLE
ZONING**



- *Buyer to do their own due diligence as to re-assessment, zoning, and or property use*



**SELLER REMARKS:**

YOU'RE NOT SEEING THINGS...THIS FORMER DOLLAR TREE DREAM DREAM BUILDING AT JUST UNDER 11,000 SF BEING OFFERED AT \$450K IS REAL!!! Position your business for success in a rapidly growing community with this exceptional retail/warehouse property located at 201 E Tilden Street, Humansville, MO. Just 10 minutes north of Bolivar, this nearly new facility offers unmatched value at a well below-replacement cost price of \$450,000. Originally rebuilt in 2022 for a national retailer, the structure boasts a solid red iron and concrete frame, commercial-grade steel roof, and heavily insulated walls—ensuring durability and energy efficiency.

The building spans approximately 10,879 SF on a 0.94-acre lot and features 50+ well-lit parking spaces, making it ideal for high-traffic operations. Inside, you'll find modern upgrades including a 3-phase electrical system, commercial HVAC, LED lighting throughout, and UV-coated glass for enhanced efficiency. Flexible zoning opens the door to a wide range of uses such as retail, event venues, religious facilities, storage, or even a live/work configuration (subject to local permitting).

Strategically positioned near major routes and within a supportive business environment, this property offers excellent visibility and accessibility. Whether you envision a grocery store, antique mall, wedding venue, or climate-controlled storage facility, the possibilities are endless. Motivated sellers are seeking a quick transaction—submit your best offer by

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.94 Acres
Property Type:	Retail / Warehouse
Zoning:	Flexible
2024 Taxes:	\$10,700 assessment based on \$1.5M build
2025 Taxes:	Slated for Re-assessment due to reduced sale price of \$450K
Market:	Humansville / Bolivar
Availability:	Immediate
Security Features:	indoor & outdoor camera coverage, fully lit exterior & parking lot; alarm system
Efficiency Features:	UV Coated Glass; heavy ceiling and wall insulation, drop ceiling in main warehouse
Electrical:	3-Phase Electric

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Sale Price	\$450,000
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LOCATION INFORMATION

Building Name	11,726' Retail / Warehouse w/50+ Parking Spaces
Street Address	201 West Tilden Street
City, State, Zip	Humansville, MO 65674
County	Polk
Market	Humansville, MO
Sub-market	Bolivar, MO
Cross-Streets	Tilden Street & Bolivar

PROPERTY INFORMATION

Property Type	Retail / Warehouse
Property Subtype	Free Standing Building
Zoning	None
Lot Size	0.94 Acres
APN #	8904051600102900100

BUILDING INFORMATION

Building Size	10,879 SF
Ceiling Height	10,879 SF
Year Built	2022
Parking	50+ Spaces w/outdoor lighting



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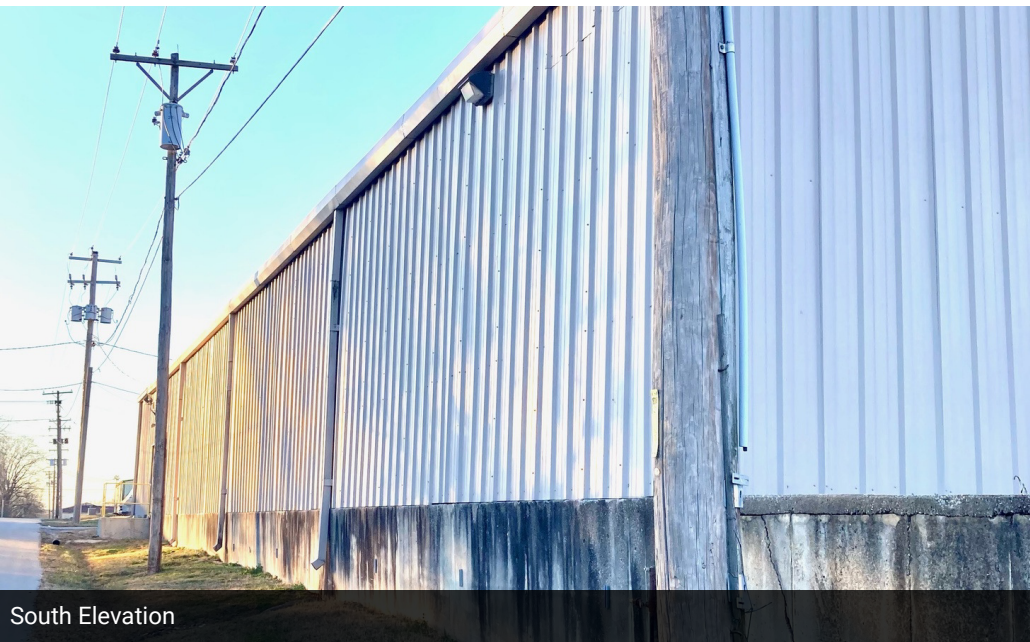
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North Elevation



East Elevation



South Elevation



Northwest Corner Elevation





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Direct: 417.522.9940**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with Zamora Real Estate Powered by The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

2021 Trusted Advisers Commercial Realtor
 2022 CoStar POWERBROKER Top Broker Winner
 2023 CREXI Platinum Broker Award Winner
 2023 CoStar Power Broker - Zamora Real Estate
 Residential Broker since 2004

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 Transaction Coordinator
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