

Property Client Full

804 & 806 Winchester Drive, Sedalia, MO 65301

MLS#: **2591390** Status: **Active**

County: **Pettis**

L Price: **\$420,000**

Lease: **\$800.00**

Commercial

Area: **221 - Pettis County**



Type: **Office**
 Use: **Dental, Medical Service, Office**
 Tot SF: **4,599** # Stories: **1**
 Min SF: **4,599** Max SF: **4,599**
 Lsz: **13,195 - Square Feet**
 Name:
 L/S: **Lease Or Sale**
 Age: **31-40 Years**
 Legal:

Zone: **C-3**
 Brk ID: **HERE**
 Agt ID: **413517458**
 Yr Blt: **1990**

General Information

Leased: No	Curr Lse:	Flood: No	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: City Street		Occupy: Other	
Parking: Garage, Paved Area, See Remarks		Location: Free Standing	
Utilities: Electric, Gas, Phone, Sanitary Sewer, Water		City Limits: Yes	Streets: Public Maint
Interior:			
Exterior:			
Security:			
Accessibility:			
Maint Pr:			
Ceiling Height:			

Remarks & Directions

This 4,500+ sq. ft. commercial listing features two individual units, offering multiple business opportunities in a high-visibility location near Highway 50/W. Broadway Boulevard. The property benefits from excellent exposure to heavy daily traffic, making it well suited for a variety of commercial uses. Each unit is available for lease at \$800 per month on an annual lease basis. The building includes a basement area that provides convenient space for storage or office supplies with built in wooden shelving. Additional features include a detached warehouse/garage equipped with overhead doors and an attached carport, ideal for deliveries, equipment, or inventory storage. Ample on-site parking is available for both staff and customers, ensuring ease of access and convenience.

Directions: **West on W Broadway Blvd, South onto Winchester Drive, property will be on your right.**

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	2,299	Bs Yr:		Allow:		Includes:	Dental, Medical
Whs SF:		U-R:	Usable			# Empl:	Real Estate
Clr Ht:	9	Allow:				Open:	
#Drv In:	0						
#Dock:	0						
Dock Type:							
Dr Ht:							
Rail:							
Allow:							

Financial Information

Will Sell: Cash, Conventional, Lease Option	HOA: /	Tax Comm:
Tax: \$5,077 Spc Tax: \$0	Total Tax: \$5,077	