

Office/Retail  
3567158 Active

408 N Main St  
Laurie, MO 65037

List: \$799,900



County:	<b>Morgan</b>	Area:	<b>K</b>	MM Area:	
Bus Name:	<b>Warrior Fitness</b>			MM #:	
Yr Blt:	<b>1996</b>	Yr Rem/Updt:		Acres:	<b>0.57</b>
Location:	<b>Town (Inside City Limits)</b>	# Units:		Rd Frnt:	<b>97</b>
Hwy Accs:	<b>Yes</b>			Tot Parking:	
Apx SqFt:	<b>7,032/County Records</b>			Invent Inc:	
Insur:				Trans Type:	<b>Purchase</b>
Fixed Equip:	<b>No</b>	Lien Holder Appr Req:	<b>No</b>	Rent Inc:	
Foreclosure:	<b>No</b>				
Roof:		Fuel:	<b>Electric</b>		
Water:	<b>City Water</b>	Sewer:	<b>City Sewer</b>		
Internet Provider:	<b>Other</b>				
55+ Housing YN:					

Remarks: **Situated in the heart of Laurie, this commercial property boasts over 7,000 sft of all-level space with no steps, making it easily accessible for all. The building has incredible highway visibility, ensuring maximum exposure & a steady flow of potential clients or customers. A standout features of this property is its ample parking, providing convenience for staff, clients, & customers alike. The spacious parking area can comfortably accommodate a significant number of vehicles, a rare find in such a prime location. This property is currently operating as a gym, however, its prime location & versatile layout offer a myriad of possibilities. Whether you envision it as an office space, a retail space, or continuing as a gym, the options are endless. Adding to its appeal, the property includes a tenant who rents a room for \$480 a month. The property's flexible design allows for seamless conversion to suit your business needs. With its prime location, extensive square footage, & current tenant income, this commercial property is a golden opportunity for investors or business owners. Don't miss your chance to own a versatile commercial space in Laurie.**

**Features**

Possible Use:	<b>Commercial</b>		
Current Bus:	<b>Other</b>		
Prop Feature:	<b>Level</b>		
St Const:	<b>Blacktop/Asphalt</b>	Ext Const:	<b>Metal</b>
Heating:		AC:	<b>Central Air</b>
Util Avail:	<b>Other</b>		

Included: **Gym Equipment can be purchased for extra money \$\$**  
 Not Included: **Person Items**

Directions: **Heading West on Highway 5 in Laurie, the building is on your right, across from the Laurie Terrace Mall (Warrior Fitness)**

Legal: **LOT 2, SILVEY HEIGHTS ADDITION TO LAURIE 100' X 250' Exact Legal to Govern**

Comm Own:		Sell Non-Comp:	<b>Yes</b>	
Sale Terms:		Ownership:	<b>Fee Simple</b>	
Pers Prop Tax:	RE Taxes: <b>\$4,522.00</b>	Tax Yr:	<b>2023</b>	Spec Assmt: <b>0.00</b>
Zoning Auth:		Survey on File:	<b>No</b>	Spec Assmt Per:
Zoning Code:	Parcel #: <b>209029000000028000</b>			Spec Assm Yr:
Assmt Fee:	Assmt Per:	Spec Assmt:	<b>\$0.00</b>	Spc Assm Per:

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