

Property Agent Only Format

610 Ste Genevieve Drive, Ste Genevieve, Missouri 63670

MLS#: **25038684** Current Price: **\$1,900,000**
 List Date: **06/01/2025**
Recent: 06/06/2025 : New Listing
 County: **Ste. Genevieve-MO**
 Muni/Twp: **Ste. Genevieve**
 Prop/Sub Type: **Commercial Sale/Business**
 Subdivision: **Pointe Basse**

Status: **Active**
 Expected Dt:
 Org Price: **\$1,900,000**
 DOM: **4**
 CDOM: **4**



Style: **/NA**
 Beds/Baths: **0**
 Full Baths: **0**
 Yr Built: **1978**
 Bldng Name: **Former Ford Dealership**
 Lot SqFt:
 Lot Dim:
 SqFtAbv/PSF: **/**
 Area: **718 - Ste Genevieve**

Half Baths: **0**
 New Const:
 Sct/Twn:
 Lot Size: **2.520 ac (Public Records)**
 SqFt Total: **26,000**
 # Prk: **200**

Features

Flooring: **Ceramic Tile, Combination, Concrete, Vinyl**

Additional Features

Parking: **200**
 Construction: **Block**
 Disclosures: **Lead Paint, Occupancy Permit Required, See Seller's Disclosure**
 Accessibility Ft: **Accessible Approach with Ramp**

Attached Garage:
 Foundation: **Slab**

Systems & Utilities

Cooling: **Central Air, Zoned**
 Heating: **Forced Air, Gas**
 Other Equip:

Sewer:
 Water: **Public**
 Utilities: **Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected**

Public Remarks

Prime commercial opportunity in Ste. Genevieve, MO! This former Ford dealership is strategically located on a hard corner at a signalized intersection along one of the city's busiest corridors. The property features approximately 26,000 square feet of versatile building space, thoughtfully divided into a spacious showroom, service bays, parts department, and autobody shop, and offering endless potential for reuse or redevelopment and +42k weekly traffic counts. Main parcel spans 2.52 acres, providing ample parking and vehicle storage, with an additional 0.92-acre lot adjacent to the property available for purchase separately. With multiple curb cuts and high traffic visibility, this site is well-positioned for a range of commercial uses, from automotive, ag and RV sales, industrial services, retail conversion, to a full mixed-use redevelopment project. Originally constructed as a bowling alley before becoming a longtime Ford dealership, the structure reflects solid bones and adaptable space ready for its next chapter, including new flat roof. Take advantage of this high-exposure, high-traffic location with new 157 unit residential subdivision starting within .5 mile. Whether you're an investor, business owner, or developer, this property offers a rare combination of size, access, and opportunity.

Legal/Taxes

Parcel ID: **9146.000**
 Occupant Type: **Vacant**
 Taxes: **\$18,769.93**
 Legal Desc: **LTS 1-2--22-23- SEC C-1 POINTE BASSE**

Ownership: **Private**
 Owner/Occupant Name: **Seller**
 Tax Year: **2024**

Builder Name:
 Owner Phone:
 Prop Asd Cty Tx: **Yes**

Listing/Contract Info

Listing Service: **Full Service**
 Special Listing Conditions: **Standard**
 Licensee Assisting Seller: **Designated Agent**
 Realtor Remarks: **Please submit all offers on MO Forms. Call/text seller agent for showings. Joe Steiger, 573-535-9445 cell**

Listing Agreement: **Exclusive Right To Sell**
 Possession: **Close Of Escrow**
 Seller Concessions: **Yes**

Agent/Broker Info

List Office: **Wolfe Realty (WFAR01)**
 Office Phone: **573-592-1939**
 Office Fax: **573-592-0261**
 Address: **400 W 4th St, Fulton, MO 65251**

List Agent: **Joe Steiger (JSTEIGER)**
 Contact #: **573-535-9445**
 LA Email: **JoeSteigerSells@gmail.com**
 LA License #: **2021041543**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.