

**FOR SALE/LEASE**

**RETAIL/WAREHOUSE**



# 3815, 3905, & 3907 S LIMIT AVE

SEDALIA, MO 65301

**\$1,700,000 OR \$15/SF NNN**

## Property Details

- Three Buildings totaling 8,692 sf
- Main bldg. is 4,492 sf with office/showroom, two service bays and wash bay
- City of Sedalia in process of connecting Sanitary Sewer Fall 2025
- Electric 400A 208V
- 3-Phase Zoned C-3

*For more information contact:*

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PHOTOS



REECE  
COMMERCIAL REAL ESTATE



**FOR SALE/LEASE PHOTOS**



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**DEMOGRAPHICS**



**Demographics**

	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>2024 TOTAL POPULATION</b>	2,937	25,022	31,227
<b>MEDIAN HOUSEHOLD INCOME</b>	\$69,929	\$51,147	\$51,844

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**AERIAL**



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