



418-420 S Ohio Avenue

Sedalia, MO

Reserve is Half of Last List!

Bidding Opens At \$75,000

Bidding Ends March 11 - 1:00 PM

CatesAuction.com | 816.781.1134





About The Property

- 17,400± RBSF
- 4,792± SF Lot Size
- 3 Floors With a Basement
- Zoning: C2
- Potential Uses Include:
 - Retail
 - Restaurant
 - Apartments
 - Entertainment
 - Event Venue
 - Offices



About The Area

- Walking Distance to County Services, Restaurants, Shops, Theaters & More
- High Visibility with Large Display Windows Perfect for Retail and Gaining Attention
- Exceptional Downtown Corner Location
- Walk score of 77, Very Walkable!





An exceptional commercial real estate opportunity in the heart of downtown. This expansive three-story building sits on a prime corner lot, offering unmatched visibility, high foot traffic, and a walk-out basement with alley access. The open-concept main level features partially updated electrical and a newer HVAC system, providing a strong foundation for retail, office, restaurant, or entertainment ventures, while the upper floors boast soaring ceilings, abundant natural light, and endless redevelopment potential for loft apartments, creative workspaces, or event venues. Zoned C-2, this highly adaptable property offers large display windows for maximum exposure and can accommodate single or multiple tenants. Additionally, it qualifies for the Historic Revitalization Grant Program, providing potential financial incentives for redevelopment. Don't miss your chance to bring new life to this cornerstone property.



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