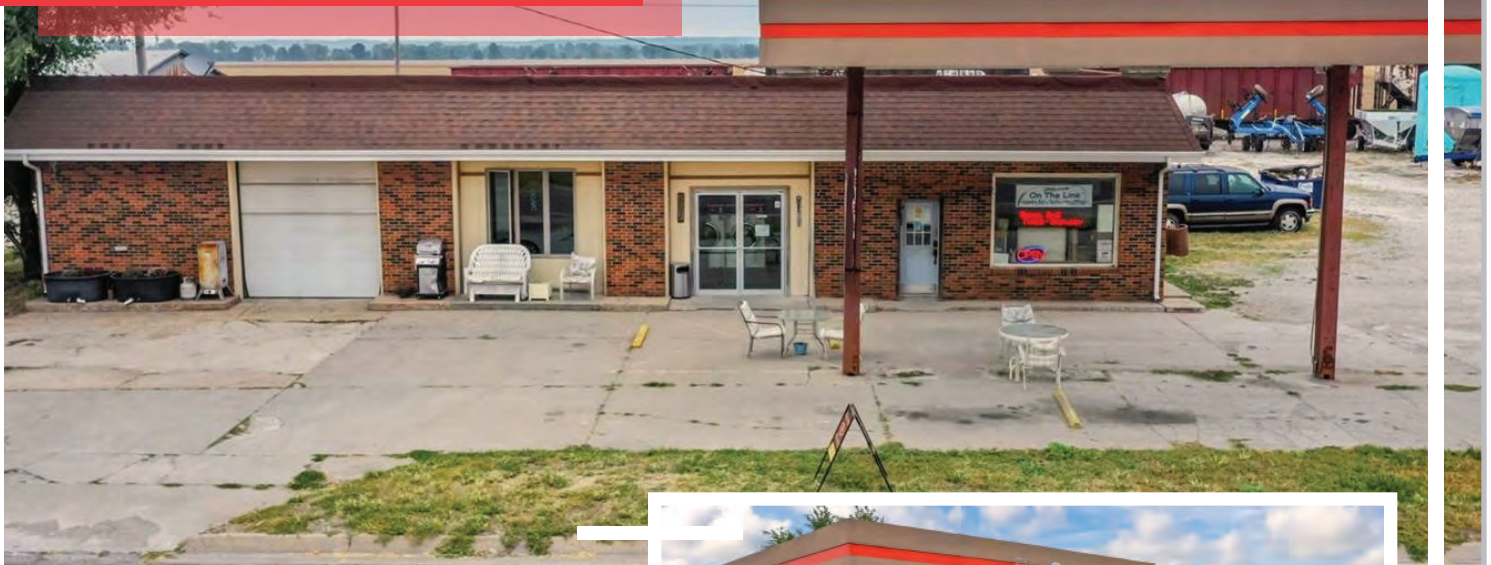


FOR SALE

306 N Main St., Elsberry, MO 63343




PROPERTY SUMMARY

Investment Opportunity in Lincoln County

- 2,259 sqft Turnkey Laundry Mat and Bait & Tackle Store.
- Includes a 14' x 30' storage area and a 300 sqft one bedroom apartment or personnel office, all under one roof.
- All high end 2013 Dexter Express equipment in Laundry Mat. Including 12 Washers and 12 Dryers with room to expand with more equipment.
- Updated Mechanicals.
- Completely remodeled interior
- FF&E Included in the Sale
- Financials available with signed NDA
- **SALE PRICE: \$350,000**

 Listing Agent **Doug Tinkham**

 Cell **636-262-5978**

 **tinkham@shockleycommercial.com**

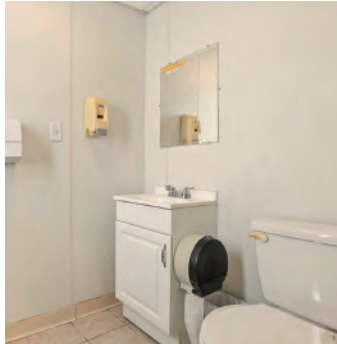


501 First Capital Dr. Suite 5,
St. Charles MO 63301

 Office **636-946-9753**

 **www.shockleycommercial.com**

INTERIOR



LOCATION



Directions: From St. Charles take Hwy I-70 West, keep left for Exit 220 towards Elsberry/Louisiana, then Merge onto MO-79 North. Destination will be on your Right.