

VALUE-ADD · DUAL INCOME · CORNER LOT

11 S 2nd St Festus, MO

A prominent corner building half a block from Main Street — 1,558 sq ft of ready-to-lease commercial space below, a blank canvas for premium residential above. Two income streams. One acquisition. A market that's beginning to move.

VIEW FULL LISTING

CONTACT AGENT · 636.232.1614

\$289,900
ASK PRICE

2,590
TOTAL SQ FT

\$3,600
EST. GROSS RENT / MO

14.9%
GROSS YIELD

~8-9%
EST. CAP RATE

INVESTMENT ANALYSIS

The Numbers Speak for Themselves.

Two stabilized income streams at current Festus market rents — with the residential unit still unbuilt. Underwrite it conservatively and it still pencils. Finish the upper floor and the returns sharpen considerably.

🏠 **Upper Level — Residential Unit**

Festus market avg 2BR/1BA	\$1,365-\$1,426/mo
Quality finish (granite/quartz, modern fixtures)	\$1,500-\$1,650/mo
Owner projection — premium finish	\$1,600/mo
Annual residential income	\$19,200/yr

🏢 **Main Level — Commercial Space**

Usable sq ft (incl. convertible garage)	~1,558 sq ft
Ready to lease — as is	Move-in ready
Owner projected monthly rent	\$2,000/mo
Annual commercial income	\$24,000/yr

\$3,600

GROSS MONTHLY RENT

\$2,000 commercial + \$1,600 residential

\$43,200

GROSS ANNUAL INCOME

Based on both units stabilized

~8-9%

ESTIMATED CAP RATE

Well above Jefferson County averages for mixed-use

14.9%

GROSS YIELD

\$43,200 annual gross / \$289,900 ask price

How we get there: Commercial space is lease-ready today — no buildout required. Upper residential unit is unfinished; owner projects \$1,600/mo for a quality 2BR/1BA with granite or quartz countertops, consistent with Festus premiums for investor-finish units. Cap rate estimated using 40% expense ratio applied to gross income — standard for stabilized mixed-use assets. Buyers should perform independent underwriting.

MAIN LEVEL FLOOR PLAN

Know Exactly What You're Acquiring.

SPACE	DIMENSIONS	SQ FT
Large Room	23'0" × 21'1"	485
Room	10'2" × 8'5"	86
Room	7'8" × 13'5"	103
Reception	18'6" × 7'10"	145
Waiting Room	13'0" × 8'10"	115
Office	9'8" × 9'2"	89
Hall	4'6" × 9'1"	41
Utility	8'7" × 7'6"	64
Bath	5'10" × 7'6"	44
Garage (convertible)	14'8" × 26'4"	386
Total Usable Main Level		~1,558 sq ft

Garage upside: The attached 386 sq ft garage is unfinished and conversion-ready. A straightforward buildout adds meaningful leasable square footage and increases the effective rent per square foot on the commercial lease.

A Layout That Already Works.

The existing floor plan mirrors a turn-key professional services setup — reception, waiting room, multiple private rooms, office, utility, and bath are already in place. For the right tenant, this is move-in day, not build-out day.

Corner lot positioning means street visibility on two sides. The attached garage and surface parking keep operations smooth for staff and customers alike. Central A/C and forced air heat are already in.

- Reception + waiting room: ideal for medical, dental, or professional services
- Multiple private rooms configurable for offices, exam rooms, or treatment spaces
- Strong street presence on South 2nd with walk-by traffic from the Main Street corridor
- Convenient parking for staff and customers — rare on a downtown commercial strip
- Online rent portal and 24/7 maintenance management ready

Historic Building. Modern Opportunity.

Set on a prominent corner just steps from downtown Festus, this 2,590 sq ft building offers flexible space for the right vision — with the energy of revitalized Main Street right outside your door. You're half a block from Main & Mill Brewing Co. and an easy walk to restaurants, shops, and services along historic Main Street.



Flexible Commercial Main Level

1,558 sq ft of open, configurable space ready to lease today. Configure for retail, office, medical, personal services, or food and beverage. Strong street presence and walk-by traffic from Festus's growing downtown corridor.



Unfinished Upper — Your Upside

The second floor is a blank canvas. Build out a 2BR/1BA residential unit with quality finishes and collect \$1,600/mo in rental income above your commercial tenant. Two revenue streams from one purchase price.



Attached Garage + On-Site Parking

386 sq ft attached garage plus surface parking — a genuinely rare asset on a downtown commercial corner. Use it for storage, convert it to leasable sq footage, or offer dedicated parking as a tenant amenity.



Corner Lot • Main Street Corridor

High-visibility position on South 2nd Street adjacent to Festus's primary commercial activity. Close to I-55 and US-67. This is where the foot traffic is going — and where it will keep growing.

Six Types of Buyer. One Property.

Whether you're underwriting cash flow, launching a business, or positioning ahead of a market shift — this building has a compelling use case for you.



The Cash-Flow Investor

Lease both floors, collect \$3,600/mo from day one. At an estimated 8–9% cap rate with a 14.9% gross yield, the numbers work before any appreciation is factored in.



The Owner-Operator

Run your salon, barbershop, medical, or professional practice on the main level — then offset your entire occupancy cost with the upstairs residential unit. Effectively operate rent-free.



Restaurant / Café Concept

Garage for back-of-house, main floor for front-of-house, and Main Street foot traffic already in place. A serious candidate for a food and beverage operator ready to plant a flag in Festus.



Medical or Dental Practice

Reception, waiting room, multiple private rooms, and a bath — the floor plan already mirrors a clinical layout. Minimal build-out to open. Live or rent the upper unit to offset overhead.



Value-Add Developer

Finish the upper residential unit, convert the garage, stabilize at full occupancy, then refinance or exit into a rising market. Multiple value-creation levers. One entry price.



Retail / Boutique / Studio

Flexible open floor plan, strong street presence, growing foot traffic. Yoga studio, specialty retail, boutique fitness — the format fits the audience that's moving to Festus.

LOCATION & MARKET

Festus Is Shifting. Get Here Early.

Jefferson County is drawing attention from employers and investors who tend to move quietly and early. The fundamentals — location, infrastructure, workforce growth — are pointing in one direction. What you pay today reflects yesterday's market.



Regional Access

Minutes from I-55 and US-67 at the intersection of Jefferson County's primary commercial corridors. High vehicle counts and corner visibility bring customers from across the trade area.



Workforce & Income Growth

The region is beginning to attract higher-income workers and employers at a pace that historically precedes significant retail and service sector growth. Demand for personal services, food, and retail follows income — and income is moving here.



Main Street Revival

The Brierton-to-Walnut corridor is activating. Breweries, coffee shops, and service businesses are filling the street. Early movers are setting the tone — and setting their own rents.

CONTACT YOUR AGENT

Ready to Move on This?

An 8–9% cap rate on a corner lot in a market beginning to attract serious attention. Two income streams. Multiple exit strategies. This is the kind of deal that looks obvious in hindsight.

Schedule a walkthrough with Christoph, review the full financials, and make a move before the next buyer does.

VIEW FULL C21 LISTING →

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BROKERAGE
CENTURY 21 Advantage Real Estate, Inc.

LISTING
MLS #26031740 · \$289,900

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Disclaimer: All rental income projections and financial metrics are estimates based on market data and owner projections; they are not guaranteed. Cap rate estimates assume a 40% expense ratio and are provided for illustrative purposes only. Prospective buyers should conduct independent due diligence including property inspection, independent appraisal, and financial underwriting before making any investment decision. Square footage figures are based on floor plan measurements and deemed reliable but not guaranteed. Information provided is deemed reliable but not guaranteed. Each CENTURY 21 office independently owned and operated. © 2026.