



**\$295,000**

1710 W Main Extension  
Odessa, MO 64076

MLS #: 2607190



## Commercial

So much space for the price. Building presently utilized for state-licensed day care but was built for a dog training facility. Has been used as event space and could easily be adapted for light industrial or mechanical repair shop. Arranged so you could rent part of the building or have multiple tenants. Second story could be onsite living quarters. Ample outside storage or space to build other buildings. This property has so many potential uses that we don't want to limit your imagination. Easy access to I-70 exit. Level site in a growing area inside the City limits.

## Property Features

- **Property Type:** Commercial
- **Sub Type:** Industrial
- **Listing Status:** Active
- **County/Area:** Lafayette County
- **Zip Code:** 64076
- **Year Built:** 2007
- **Lot Size:** 3.5 acres
- **Accessibility:** Accessible Approach with Ramp, Accessible Bathroom
- **Zoning:** LI
- **Age Description:** 16-20 Years
- **Directions:** I-70 east to Odessa Exit. Hard right west to Action Road (in front of Universal Dodge/Jeep) left to Main Extension. Right past concrete plant to second building on the left.
- **Exterior Features:** Storage
- **In Flood Plain:** No
- **Inside City Limits:** Yes
- **Interior Features:** Storage, In-Law Floorplan, Private Restroom
- **Leasable Area:** 5780
- **Leasable Area Min:** 5780
- **Leased:** No
- **Location Features:** City Location, Free Standing
- **Lot Size Area:** 3.5
- **Lot Size Square Feet:** 152460
- **Lot Size Units:** Acres
- **Main Type:** Commercial Sale
- **Maintenance Provided:** No
- **Number Of Drive In Doors:** 2
- **Occupancy Description:** Owner To Vacate
- **Parcel Number:** 23.2.0-03-000-000-0001.040
- **Parking Features:** Parking Lot, Unpaved
- **Possession:** Specific
- **Road Frontage Type:** City Street, Unpaved Streets
- **Road Responsibility:** Public Maintenance
- **Road Surface Type:** Gravel
- **Sale Includes:** Building Only, Real Estate
- **Standard Status:** Active
- **Stories Total:** 2
- **Tax Total Amount:** 3120
- **Utilities:** Service - 220v, Electricity Available, Natural Gas Available, Phone Available, Septic System, Water Available

Harley Todd



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