

1006 Nettleton Avenue

\$1,000,000

Thayer, MO 65775



2.0 Bathrooms
3220 Square Feet
Lot Size: 0.71 Acre
Listing #: 24084-67080
County: Oregon

Commercial Office Building with Vacant Lot – 1006 Nettleton Ave, Thayer, MO

This versatile commercial building, located at 1006 Nettleton Ave in Thayer, Missouri, presents an incredible opportunity for businesses or investors. The property includes two distinct office spaces within one structure and an additional **0.37-acre vacant lot** located directly behind the building, offering even more growth potential.

Large Office Space: The larger office space welcomes you with a spacious lobby and reception area, complete with a reception window. This space includes 3-4 private offices, a conference room, a kitchen area break room, and a restroom. The high ceilings create an open and professional atmosphere. Additionally, the unfinished basement, which includes a second restroom, offers plenty of space for expansion or secure storage. The building is also equipped with a security system for added peace of mind.

Smaller Office Space: The smaller office space features a lobby with a reception window, a large open general room, 2 private offices, a restroom, and a kitchen area break room. Like the larger office, this space also has basement storage, offering flexibility for various business needs.

Vacant Lot: Located directly behind the main building is a **0.37-acre vacant lot** that further enhances the property's potential. This lot is perfect for additional parking, future building expansion, or development into a separate commercial space, giving you the flexibility to accommodate future business growth.

Location & Surrounding Area: Situated in Thayer, Missouri, this property enjoys a prime location in Oregon County, near the Missouri-Arkansas border. Thayer is a small, welcoming town with easy access to major transportation routes, making it an ideal location for business. Oregon County's scenic landscapes and thriving local businesses make it a great place to live and work, with a supportive community and access to beautiful outdoor

Key Features

- Commercial Bldg in Oregon Co.
- Commercial Bldg in the Ozarks
- So. Central MO. Commercial Bld
- Missouri Business Opportunity
- Office Building in Thayer, MO
- Oregon County Commercial Bldg
- Oregon County Office Bldg
- Ozarks Investment Property

recreation.

This property, with its flexible office spaces, growth potential, and additional vacant lot, is a fantastic opportunity for businesses or investors looking to establish or expand their presence in Thayer, Missouri. Don't miss this chance to own a commercial property with significant potential for development!



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