



FOR SALE

414 N Pennsylvania, Lawson, MO

**RETAIL LOCATION ALONG MAIN STRIP IN
DOWNTOWN LAWSON**



Step into a recently restored commercial building featuring unique architecture, which blends modern elegance with historic charm.

This building offers a unique opportunity to own a two-for-one space that features a 'main street' storefront and flexible secondary office/storage space.

3,200 sq ft
\$210,000



Matt Pepper • 816-414-5228 • mpepper@curryre.com
2700 Kendallwood Pkwy., Gladstone, MO 64119
www.curryre.com

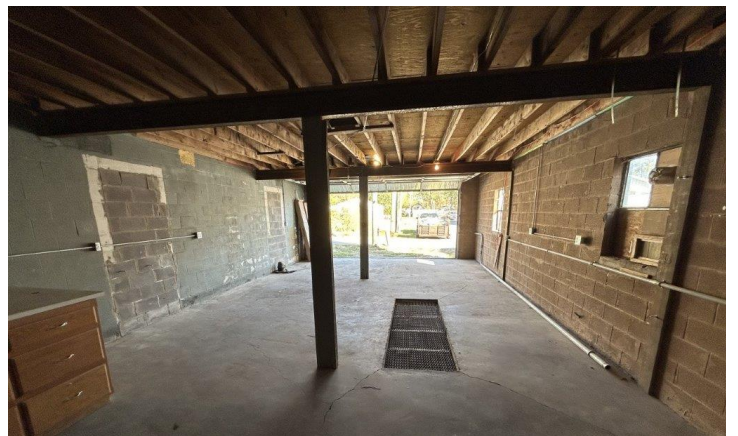


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IDEAL FOR A BOUTIQUE RETAIL STORE, SERVICE BUSINESS, RESTAURANT, EVENT SPACE, ETC.

- Renovated in 2024
- Restored brick walls, new flooring and ceiling
- Two new restrooms
- High ceiling heights
- New mechanical system (heating/cooling, water heater, plumbing, etc.)
- 225 amp electric service (additional 200 amp capacity available)
- Upper level - two rooms for potential office or storage space
- Lower level - previous garage space with mechanic/grease pit

Lawson boasts a tightknit community that values local businesses. By establishing your presence here, you can tap into a loyal customer base eager to support local enterprises.

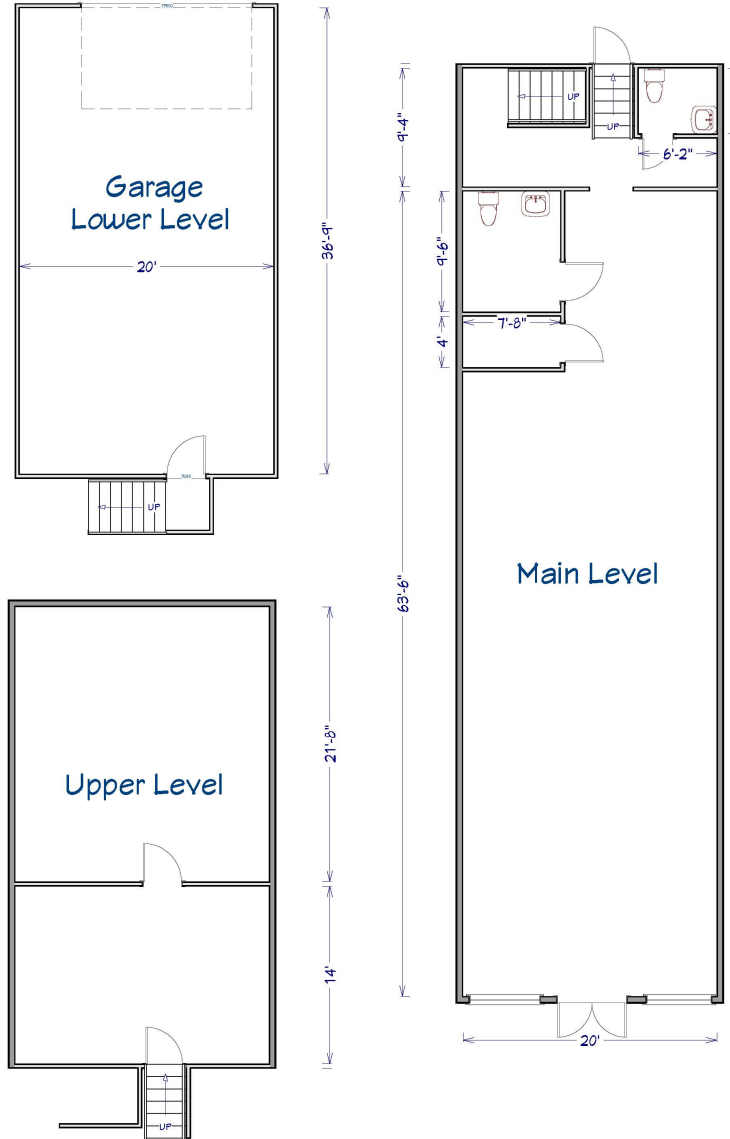


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By choosing Lawson, you're not just investing in a property; you're becoming part of a vibrant community with a promising future!



	Total Population 1-mile: 2,536 3-mile: 3,510 5-mile: 6,878		Median Home Value 1-mile: \$168,910 3-mile: \$190,639 5-mile: \$212,898		Household Income (Avg.) 1-mile: \$80,732 3-mile: \$88,391 5-mile: \$97,325
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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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