

FOR SALE/LEASE

RETAIL/WAREHOUSE



**PRICE
REDUCTION**

3815, 3905, & 3907 S LIMIT AVE

SEDALIA, MO 65301

~~**\$1,700,000 OR \$15/SF NNN**~~

Property Details

- Three Buildings totaling 8,692 sf
- Main bldg. is 4,492 sf with office/showroom, two service bays and wash bay
- City of Sedalia in process of connecting Sanitary Sewer Fall 2025
- Electric 400A 208V
- 3-Phase Zoned C-3

\$1,500,000 OR \$12/SF NNN

For more information contact:

TERRY MOODY

913.558.2083

moody@reececommercial.com

FOR SALE/LEASE

PHOTOS



REECE
COMMERCIAL REAL ESTATE



FOR SALE/LEASE

PHOTOS



REECE
COMMERCIAL REAL ESTATE



FOR SALE/LEASE

DEMOGRAPHICS

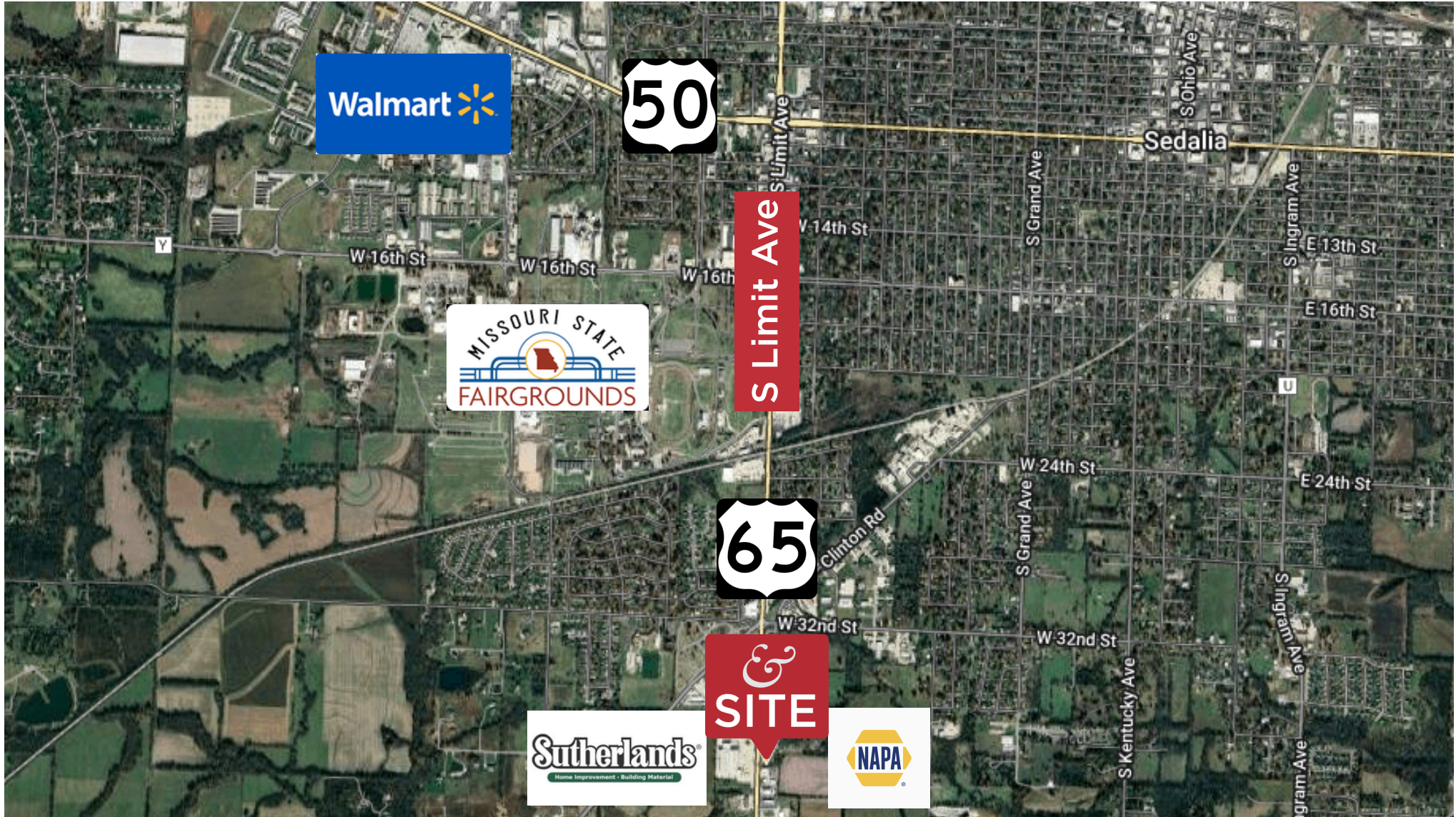


Demographics

	2 MILE	5 MILE	10 MILE
2024 TOTAL POPULATION	2,937	25,022	31,227
MEDIAN HOUSEHOLD INCOME	\$69,929	\$51,147	\$51,844

FOR SALE/LEASE

AERIAL



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024