

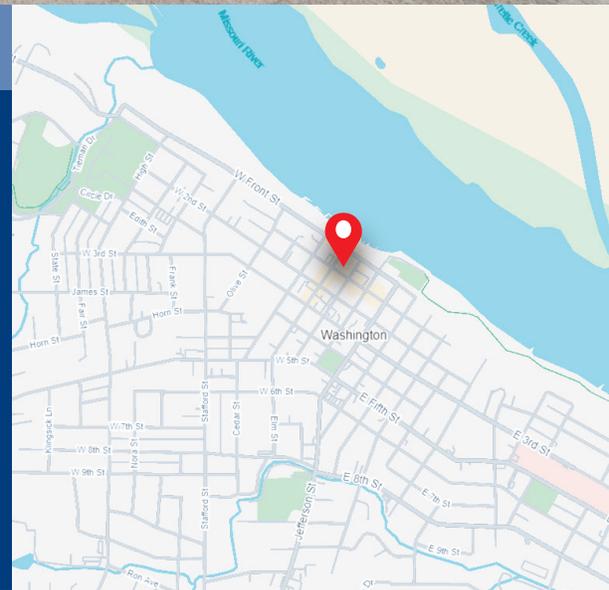
FOR SALE

217 West Main Street
Washington, MO 63090



PROPERTY HIGHLIGHTS

- 2,600 SF mixed-use building
- Second floor residential unit (needs full rehab)
- First floor retail lease in place:
 - Year 1: \$850/month
 - Year 2: \$950/month
 - Year 3: \$1,050/month
- Located in the historic downtown Washington, MO
- Walkable access to local shops, restaurants, and community amenities
- Convenient proximity to the Washington Amtrak Station
- **SALE PRICE: \$275,000**



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AERIAL MAP AND PHOTOS



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