



Cort Dietz
 CORT Real Estate
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Property 360 Property View w/Map

3741 Highway 30, Lonedell, Missouri 63060

Listing

MLS#: **26056928**
 List Date: **09/02/2026**
Recent: 09/09/2026 : New Listing
 County: **Franklin-MO**
 Muni/Twp: **None**
 Prop/Sub Type: **Commercial Sale/**
 Subdivision: **A H Williams**

Status: **Active**
 Expected Dt:
 Curr Price: **\$249,900.00**
 Orig Price: **\$249,900**
 CDOM/DOM: **44/2**
 Exp Date: **03/31/2027**



General Information

Bldg Name:	Sct/Twn:	NONE	Yr Built/Est. Age: 1968/58
Lot SqFt: 12,197	Lot Size:	.280 ac (Public Records)	Lot Dim:
SqFt Total: 2,104	Sqft Above:		Sqft Below:
1st Fl SqFt: 2,104	2nd Fl SqFt:	0	SqFtAbv/PSF: /
Sqft Bldg: 2,104	Sqft Off:	2,104.00	Sqft Rtl: 2,104.00
# Bldgs: 1	Unit #:		
Schl District:	Area:	800 - St Clair	

Features

# Bldgs: 1	Fire Tag Rq:	Ceiling Height: 8
# Drive Dr: 0	Possible Use:	Commercial, Professional/Office, Residential, Restaurant, Retail
Flooring: Carpet, Vinyl		

Additional Features

Parking:	Carport:	No
Construction: Frame	Model:	
Waterfront: No	Pool:	
Road Frontage:	Road Surface:	Asphalt
Disclosures: None		

Systems & Utilities

Cooling: Central Air, Electric	Heating: Electric, Forced Air
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Public Remarks

Versatile Mixed-Use Commercial Property – Prime Lonedell Location. Situated at the highly trafficked intersection of Highway 30 and Route FF in Lonedell, this flexible mixed-use property presents a compelling opportunity for an owner-user, investor, or entrepreneur. The asset accommodates up to three independent units and supports commercial, multi-family residential, or combined uses, offering exceptional operational flexibility. Unit #3741 consists of approximately 850 sq. ft. of open commercial space, move-in ready with new carpeting and recent interior updates. Well-suited for retail, professional office, salon, or other small-business applications. Unit #3743 is approximately 1,000 sq. ft. currently configured as a two-bedroom residential unit featuring updated kitchen and bathroom, plus new carpeting. The space may also be adapted for commercial use and is move-in ready. Unit #3745 is approximately 250 sq. ft. of open studio space suitable for low-maintenance residential or commercial occupancy; move-in ready. Would even make a good short stay

vacation rental. All three units benefit from newly updated HVAC systems and fresh rehab. A shared common area provides access to electrical infrastructure (three electrical panels) and laundry facilities. On-site parking consists of both asphalt and gravel surfaces. The property's immediate adjacency to the U.S. Post Office delivers strong visibility & consistent daily traffic volume. Whether the objective is to establish an owner-operated business, create a multi-unit income-producing asset, or pursue a flexible mixed-use investment, this offering combines functional versatility with a strategically advantageous location.

Financial Information

2nd Mrtg: No
Listing Terms: Cash, Conventional

Lease Information

Avail Date: Lease Type: Sub Lease YN: No

Legal/Taxes

Parcel ID: 31-3-080-1-002-018000
Taxes: \$2,777.00 Tax Year: 2025 Prop Asd Cty Tx: No

Showing

Showing Rqmts: Register and Show

Listing/Contract Info

Listing Service: Full Service Listing Agreement: Exclusive Right To Sell Possession:
Special Listing Conditions: Standard Seller Concessions: Yes
Licensee Assisting Seller: Seller's Agent
Realtor Remarks: Please send your offer in PDF format (not dotloop) to cortdietz@icloud.com. Insert into Special Agreements the following: "Buyers and Seller commit to closing transaction before 10:30am on day of closing." Make your loan commitment date no less than 10 days from closing date. Seller will be closing with True Title Co - Festus location, Linda Rausch, closer - LRausch@truetitle.com. PLEASE fill out the entire contract including listing agent/brokerage information! Much appreciated!

Agent/Broker Info

List Office: RE/MAX Best Choice (RMBC02) List Agent: Cort Dietz (CORDIETZ2)
Office Phone: 636-931-7272 Off License #: 2001005105 Contact #: 314-623-6200
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Photos









