

Commercial Property for SALE

Shop Building with Pole Barn on 1.38 Acres



2700 Ridgedale Rd. Ridgedale, MO 65739

Commercial property situated on 1.38 acres with ample room for expansion, ideal for a variety of business uses. The main building offers 2,557 square feet and features steel siding over a wood frame, a poured concrete slab, 12-foot sidewalls, three overhead doors, office space, restroom, and a covered lean-to along the south wall. A secondary 1,210 square foot pole barn includes 12-foot sidewalls, a 10'x10' overhead door, walk through entry, and an unfinished interior. The property provides a large yard suitable for parking, equipment storage, staging, or future development. Well suited for contractors, trades, or light manufacturing. Property is served by a septic system and currently does not have an on-site water connection.

- **\$172,000.00**
- **1.38 Acres**
- **2557 sf. Building**
- **1210 sf. Pole Barn**
- **Overhead Doors**
- **MLS #60320333**

Property Offered By:

Chris Vinton



Vinton Commercial Realty
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VintonRealty.com


VINTON
COMMERCIAL REALTY

	60320333 Commercial-All Types Industrial Active	
	<table border="1"> <tr> <td> County: Taney Aprx Lot Size (Acres): 1.38 Aprx Year Built: 2010 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: Yes Garage/Carport: No </td> <td> List Price: \$172,000 List Price/SqFt: 47.78 Lot Dimensions: 387.1X239 SqFt - Total: 3,600 Section: 17 Township: 21 Range: 21 Inside City Limits: No Construction Status: Existing Foreclosure/Short Sale: No </td> </tr> </table>	County: Taney Aprx Lot Size (Acres): 1.38 Aprx Year Built: 2010 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: Yes Garage/Carport: No
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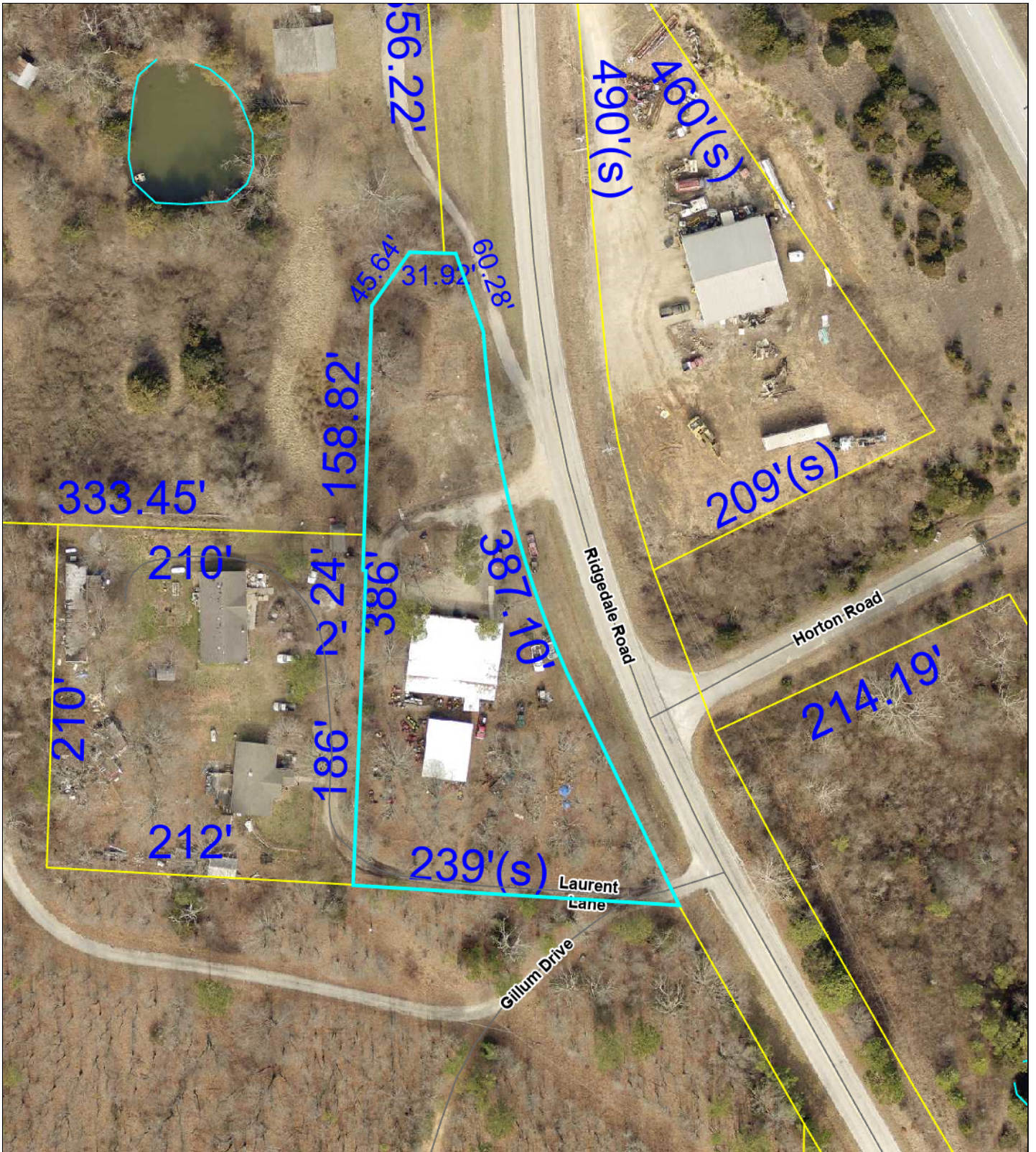
Directions: From 65 South turn right on 86. At the roundabout take the third exit go one mile on Ridgedale Rd. Property is on the right.
Legal Description: Pt E2w2swse4

Marketing Remarks: Commercial property situated on 1.38 acres with ample room for expansion, ideal for a variety of business uses. The main building offers 2,557 square feet and features steel siding over a wood frame, a poured concrete slab, 12-foot sidewalls, three overhead doors, office space, restroom, and a covered lean-to along the south wall. A secondary 1,210 square foot pole barn includes 12-foot sidewalls, a 10'x10' overhead door, walk-through entry, and an unfinished interior. The property provides a large yard suitable for parking, equipment storage, staging, or future development. Well-suited for contractors, trades, or light manufacturing. Property is served by a septic system and currently does not have an on-site water connection. **Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent; Call Listing Office County: Taney View: Mountain Utilities Available: Electric; Septic Tank Business Type: Manufacturing; Warehouse	Parking: 16-20 Spaces Restrooms: 1 Waterfront/View: None Roof: Metal		Real Estate Tax: 1,209.53 RE Tax Provided By: Assessor Records Parcel ID: 20-4.0-17-000-000-020.000 2025 Transaction Type: Sale

 <p> Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919 </p>	Owner Agent: No
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Parcel ID	20-4.0-17-000-000-020.000	Alternate ID	n/a	Owner Address	ROBISON MICHAEL SHERMAN & RICHARD LEO & MICHELLE A
Sec/Twp/Rng	17-21-21	Class	n/a	Address	145 STAGECOACH LANDING DR
Property Address	2700 RIDGEDALE RD	Acreage	n/a		ST PETERS, MO 63376
District	5CWX				
Brief Tax Description	PT E2W2SWSE4				

(Note: Not to be used on legal documents)