

Property Client Full

22889 State Hwy 64 Highway, Hermitage, MO 65668

L Price: \$125,000

MLS#: 2513750 Status: Active

County: Hickory

Commercial

Area: 999 - Other Missouri Area



Type: **Retail**
 Use: **Restaurant, Retail, Warehouse**
 Tot SF: **13,600** # Stories: **1** Zone: **C**
 Min SF: Max SF: Brk ID: **MAYO**
 Lsz: **252,648 - Square Feet** Agt ID: **RMAYO**
 Name:
 L/S: **Sale**
 Age: **51-75 Years** Yr Blt: **1973**
 Legal: **SW SW SE LY N OF ST HWY 64 & E OF CO. RD. (LESS S 334.2' X E 193.8' & LESS S 150' X W 285')**

Bid Online Now

General Information

Leased: No	Curr Lse:	Flood:	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: Highway		Occupy: Other	
Parking: Parking Lot		Location: City Location	
Utilities: Electric, Other, Septic System		City Limits:	Streets:
Interior:			
Exterior:			
Security:			
Accessibility:			
Maint Pr:			
Ceiling Height:			

Remarks & Directions

Commercial Real Estate Auction - Prime Highway Frontage Property near Pomme de Terre Lake, Hermitage/Nemo, MO
Buildings: Multiple, including retail, recreational, and storage facilities This prime commercial property is ideally located on State Highway 64 in Hermitage, Missouri, with excellent highway frontage. Nestled in Hickory County near the popular Pomme de Terre Lake and Nemo, MO, this 5.8-acre (±) property offers endless potential for a variety of business ventures. **Property Features: Main Building (Approx. 4,000 sq. ft.):** Previously used as a retail store, this spacious structure also features a commercial kitchen space that operates as a roadside food and ice cream stand without outdoor seating. **Recreational Amenities:** The property includes a fully constructed 18-hole concrete mini golf course, adding to its versatility and appeal for recreational use. **Secondary Building (Approx. 4,800 sq. ft.):** Once home to an arcade and then retail store, this building presents a range of possibilities for future use. It is attached to an additional space with a concrete floor, formerly used for bumper car rides. **Storage Units (Approx. 4,800 sq. ft.):** The property includes 10 storage units, immediately available for rental income, offering an attractive revenue stream for investors. **Infrastructure: Utilities:** The property is supported by a well-built septic system, with a combination of propane, electric heating, and cooling. The main building features a pellet stove and central heat and air, while the secondary building is equipped with mini-splits for efficient climate control. **Additional Auction Opportunity:** Simultaneously with the real estate auction, there will be a separate online auction for the bulk sale of assets, including overstock inventory, commercial kitchen equipment, furniture, home remodel supplies, bumper cars, arcade games, and so much more. This offers a fantastic opportunity to acquire a wide range of valuable assets in bulk.

Directions: **Take I-49, MO-7 S and MO-13 S to State Hwy T in Doyal Township. Turn left onto State Hwy T. Take US-54 E to MO-64 E in Green Township.**

Business Information

<u>Industrial</u>	<u>Office</u>	<u>Retail</u>	<u>Business Opp</u>
Net Ch:	X Stop:	Net Ch:	Business: Gift Shop, Recreation
Ofc SF: 8,800	Bs Yr:	Allow:	Includes: Real Estate
Whs SF:	U-R:		# Empl:
Clr Ht: 8	Allow:		Open:
#Drv In: 0			
#Dock: 0			
Dock Type:			
Dr Ht:			
Rail:			
Allow:			