

402 E. BROADWAY & 22 S. FOURTH ST. COLUMBIA, MO



INVESTMENT HIGHLIGHTS

LIST PRICE: \$5,950,000 (\$175 S.F.)

- Prime redevelopment opportunity in downtown Columbia, MO just blocks from the University of Missouri campus.
- Combined lot size of +/- 33,900 S.F. provide flexible build options in one of the nations most sought after student housing development markets.
- Revenue streams available from both existing restaurants through 2029 & 2030.
- 2025 NOI: \$225,537.48
- Lot dimensions: 117' x 180' (402 Broadway) & 107' x 120' (22 Fourth)
- M-DT zoning

FOR MORE INFORMATION PLEASE CONTACT:

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Broker-Officer

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Email: maher3@jlmproperties.com

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Columbia, MO 65201



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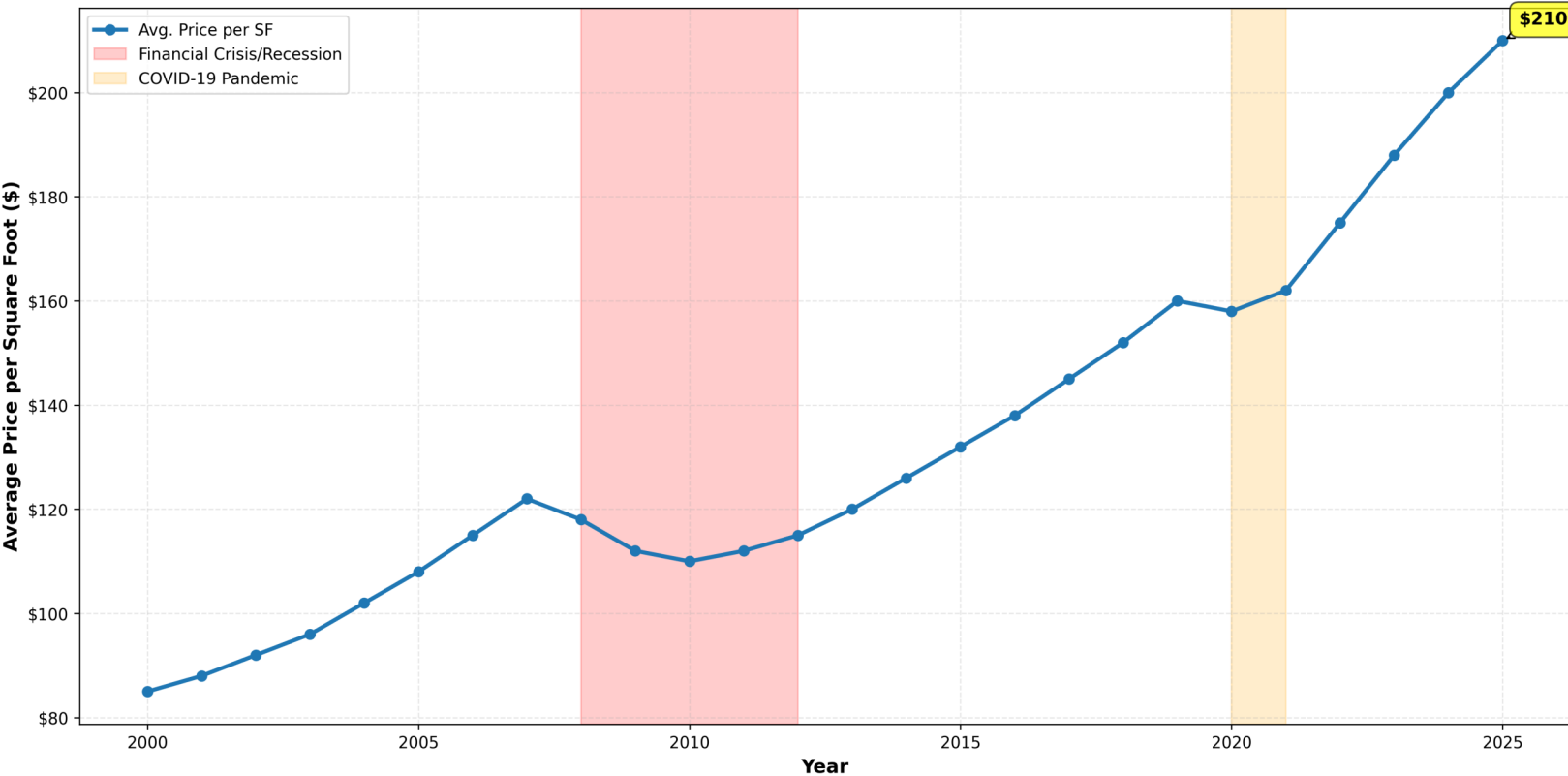
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**Downtown Columbia, MO Commercial Property
Estimated Average Price per Square Foot (2000-2025)**



Note: This graph represents estimated market trends based on typical patterns for mid-sized college towns. Specific transaction data for downtown Columbia commercial properties was not publicly available for the entire period.

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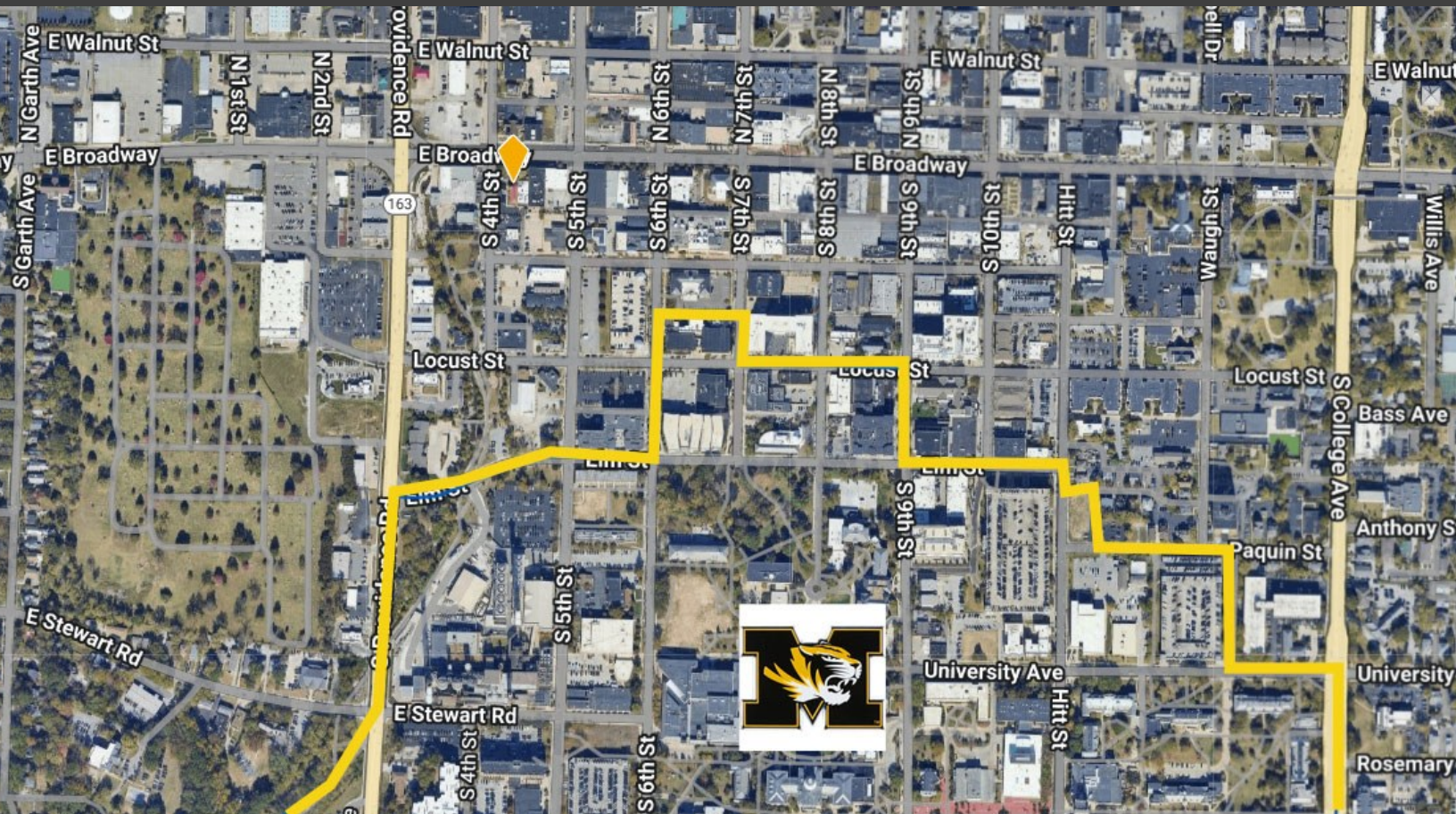


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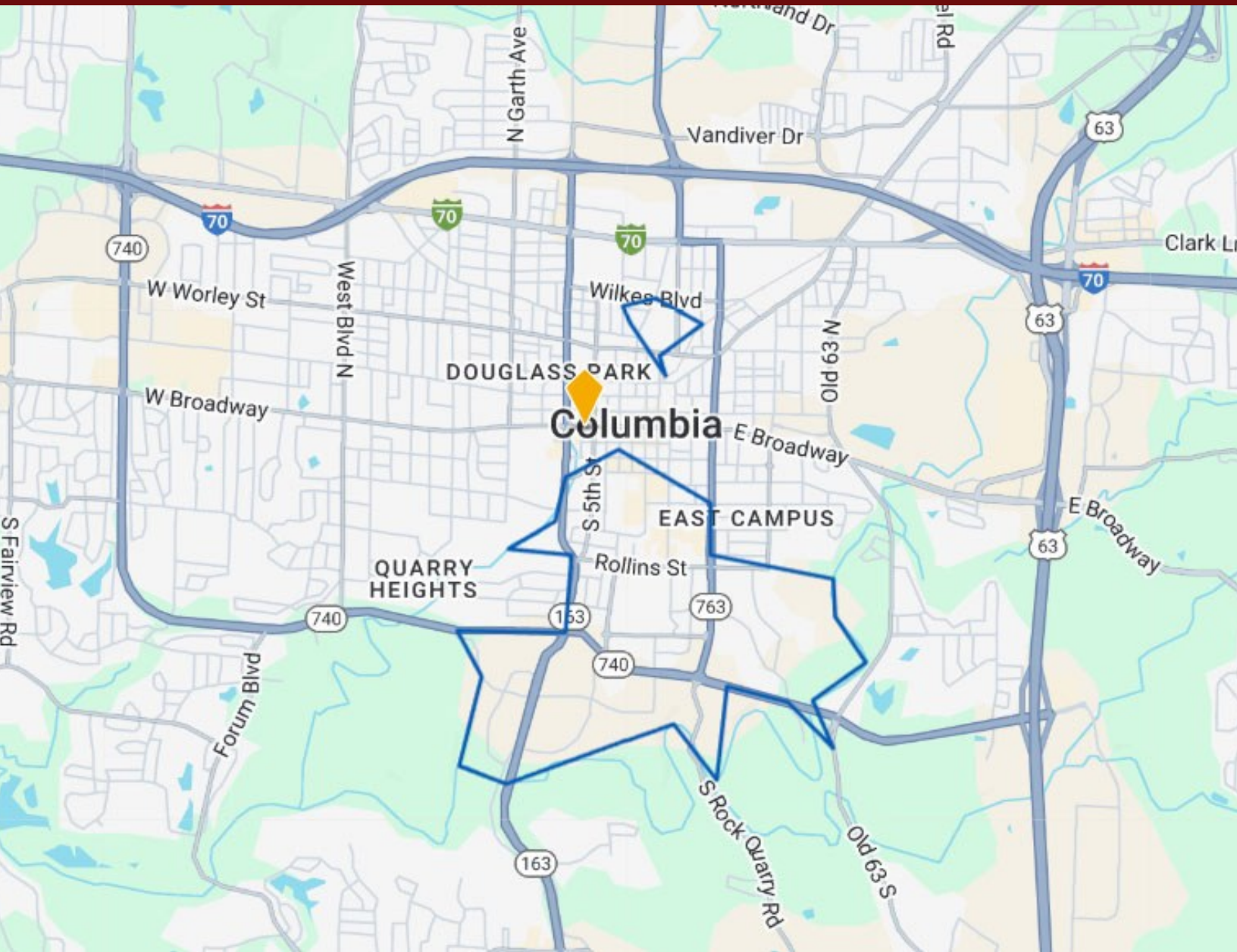
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