



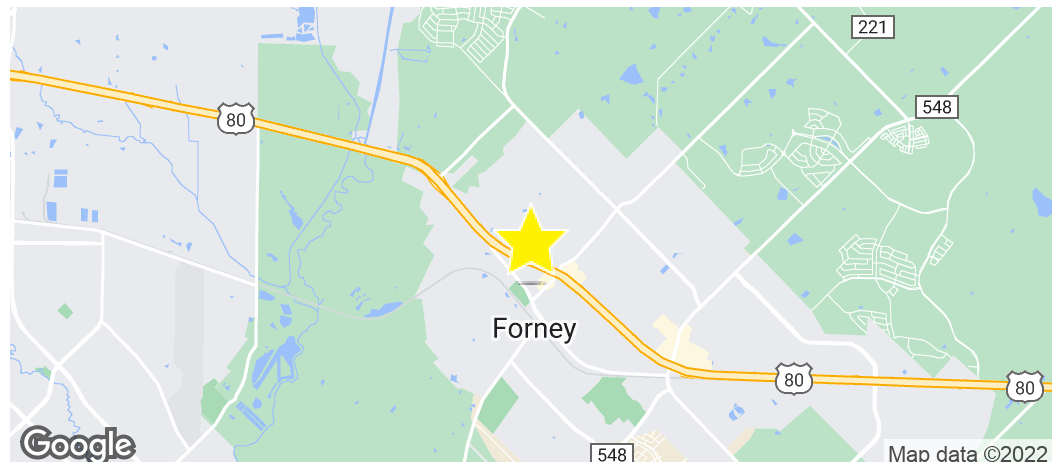
MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131

213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM



OFFERING SUMMARY

Sale Price: \$415,000

Lot Size: 2.0 Acres

Building Size: 6,000

Traffic Count: 16,718

Price / SF: \$69.17

PROPERTY OVERVIEW

6,000 Sq ft Warehouse Facility on 2 acres off NW 50 Highway

PROPERTY HIGHLIGHTS

- The building is 60' x 100' and offers +/- 2,460 Sq ft of Show Room and Office Space with +/- 3,540 sq ft of Warehouse
- Fully Fenced Outdoor Storage Area
- 3 Drive-in Doors
- 16' Side Walls, 21' center heights, and immediate access/ visibility to Highway 50
- Ideal for landscaping company, lumber storage, contractors or any business with a storage need

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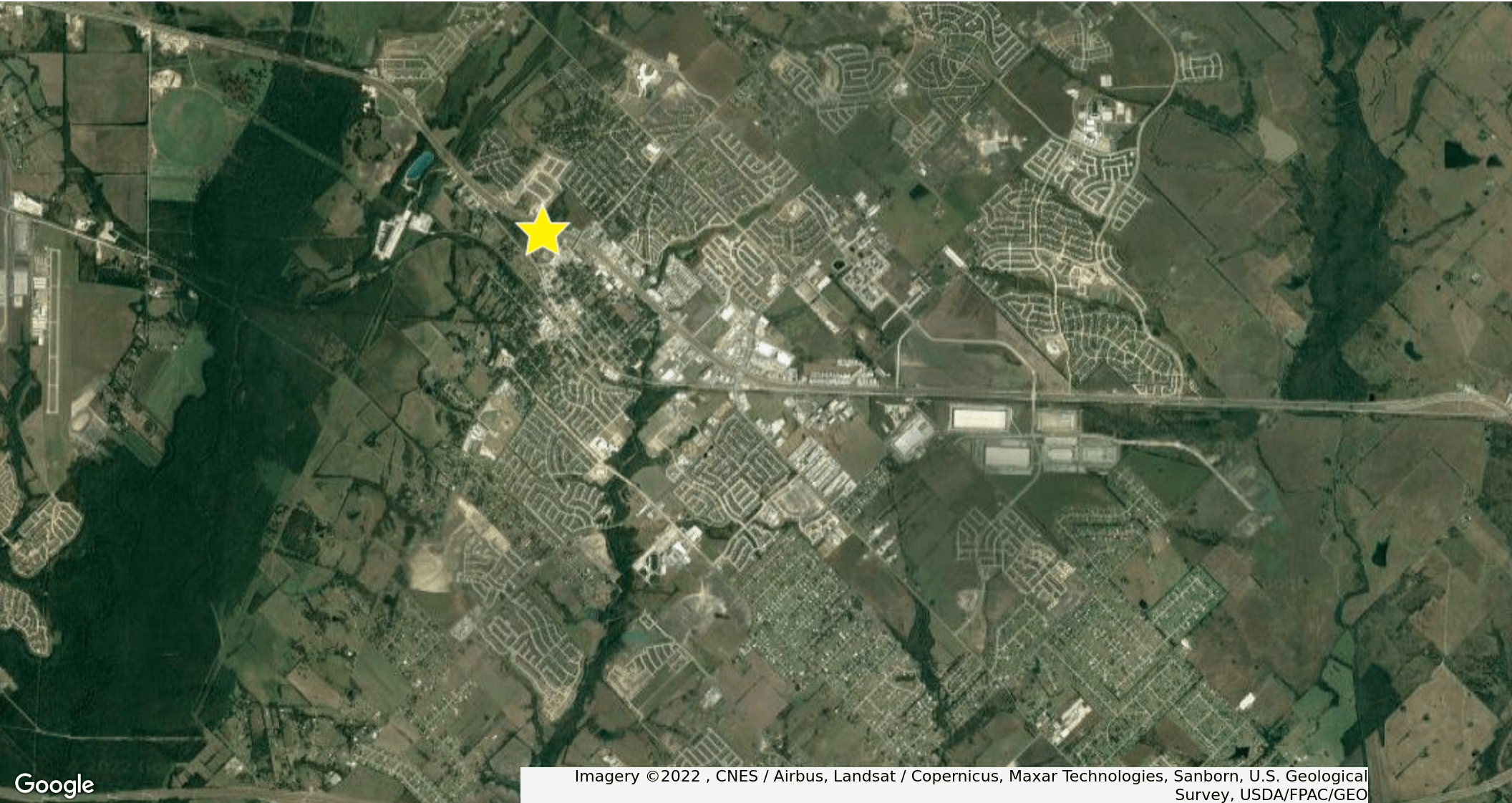
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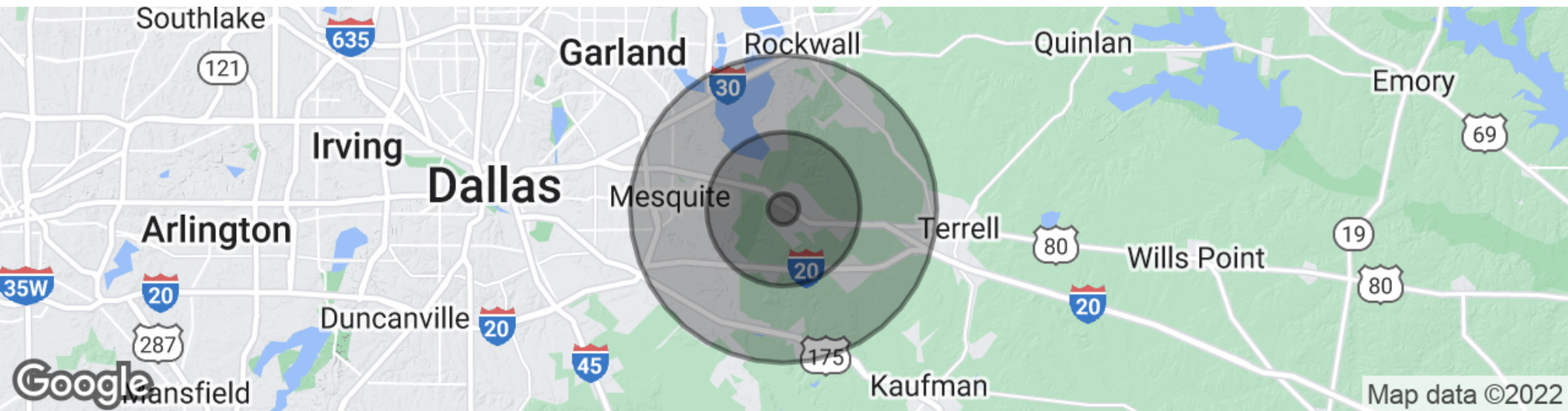
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	160	3,845	12,919
Median age	38.8	39.0	39.6
Median age (Male)	39.5	39.8	40.6
Median age (Female)	37.7	37.9	38.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	62	1,493	4,956
# of persons per HH	2.6	2.6	2.6
Average HH income	\$60,984	\$60,710	\$60,856
Average house value	\$162,921	\$161,603	\$158,250

* Demographic data derived from 2020 ACS - US Census

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