



MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

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OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	5,938 SF
Lot Size:	0.63 Acres
Price / SF:	\$185.25
Zoning:	M-C (Mixed Use Corridor)

PROPERTY OVERVIEW

Multi-tenant office and industrial offering. Located just East of the Interstate 70 and Highway 63 interchange in Columbia, MO. This offering allows for instant cashflow and provides an opportunity for an owner occupied office/flex space concept as well. Ideal for a small business looking to occupy and collect supplemental rental income.

PROPERTY HIGHLIGHTS

- Prime exposure and visibility
- Near Interstate 70 & Highway 63 Interchange
- Ideal for owner occupancy with supplemental income

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OFFICE BUILDING FOR SALE



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



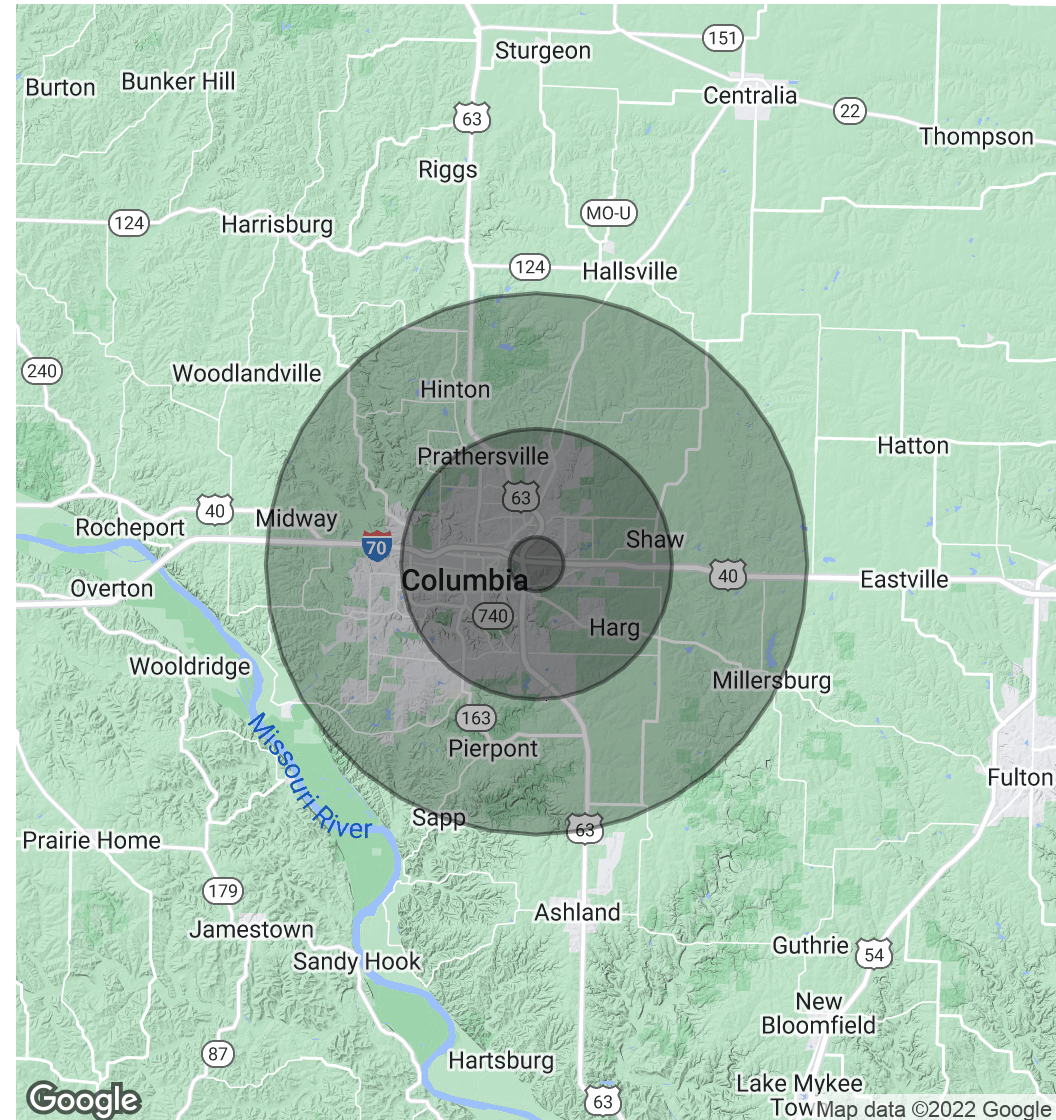
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,556	86,690	159,508
Average Age	29.4	28.0	30.6
Average Age (Male)	28.1	27.0	30.3
Average Age (Female)	30.6	28.9	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,145	33,935	64,418
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$49,996	\$47,690	\$59,537
Average House Value	\$142,993	\$142,274	\$179,198

* Demographic data derived from 2020 ACS - US Census



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