MALY
COMMERCIAL REALTY, INC

OFFICE BUILDING FOR SALE



1306 RANGE LINE ST

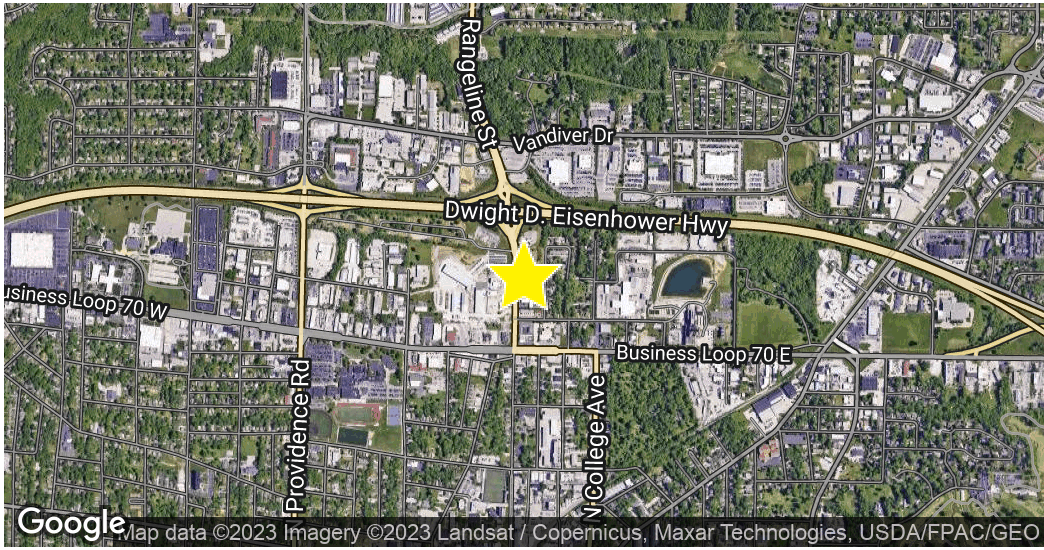
COLUMBIA, MO 65201

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OFFERING SUMMARY

Sale Price:	$1,290,000
Building Size:	30,000 SF
Lot Size:	0.69 Acres
Price / SF:	$43.00
Zoning:	M-C

PROPERTY OVERVIEW

Currently Super 7 Motel, just off the NE corner of the signalized intersection of Business Loop East and Range Line

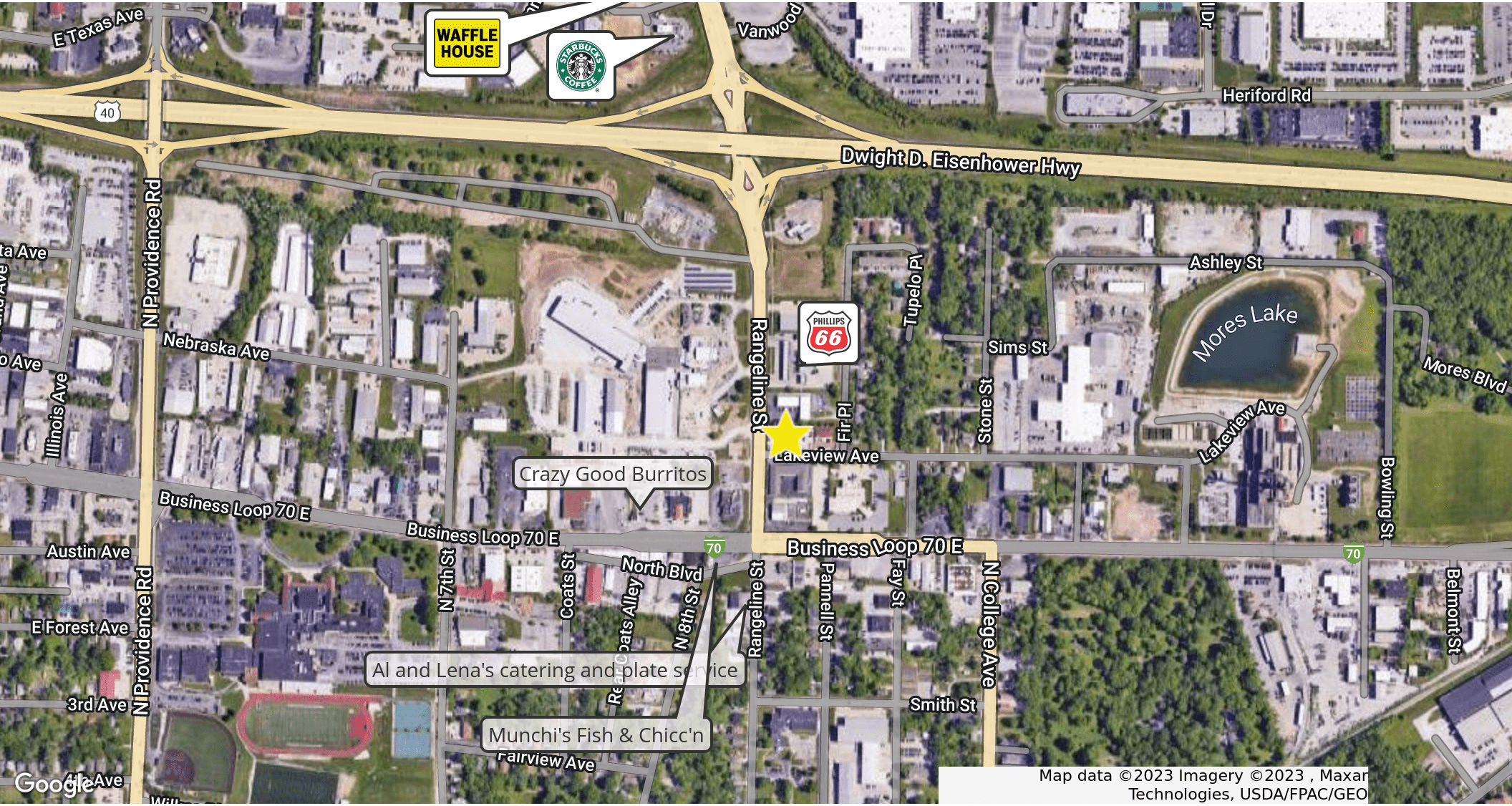
PROPERTY HIGHLIGHTS

- Lot size: 200 x 150
- 32 Rooms and a 2 bedroom apartment
- Revenue per available room: $65
- Gross Revenue $314,000; Net Operating Income $189,000
- Currently no Revenue from apartment nor two of the rooms (storage), opportunity for additional Income
- Roof replaced in 2021, hot water tank replaced in 2022
- Range Line Street AADT: 3,817 and Bus Loop AADT: 14,257

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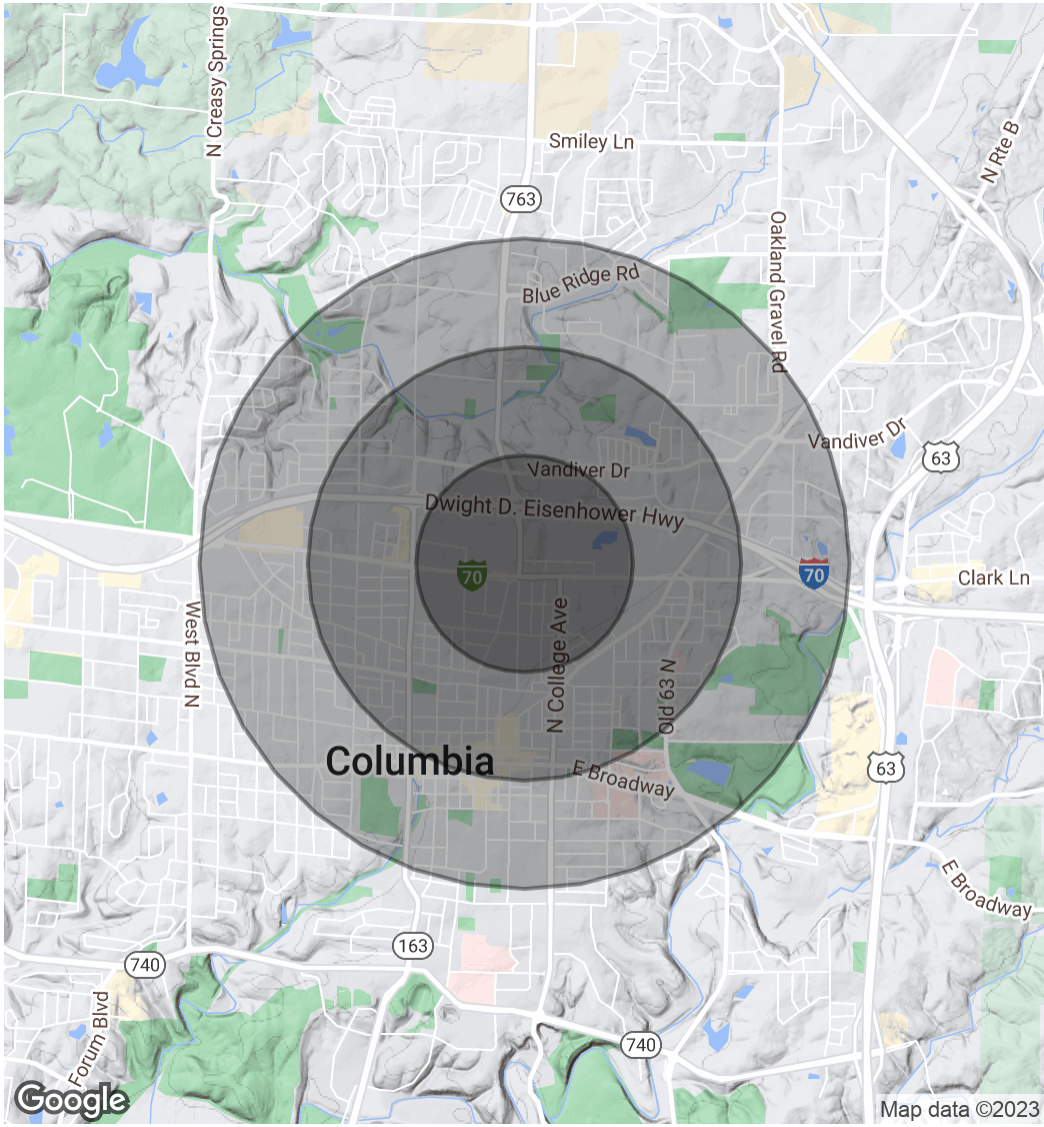
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,364	7,858	20,177
Average Age	31.2	28.8	29.0
Average Age (Male)	33.9	29.8	28.7
Average Age (Female)	27.0	28.1	29.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	817	4,309	10,071
# of Persons per HH	1.7	1.8	2.0
Average HH Income	$39,800	$37,037	$40,654
Average House Value	$85,952	$71,211	$86,066

** Demographic data derived from 2020 ACS - US Census*



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