

Multi-Use Commercial Property with 5.05 +/- Acres for Sale

Cunited Country Real Estate

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PRICE: \$345,000

ACRES: 5.05

COUNTY: Linn







PROPERTY ADDRESS:

115 S. Pershing Road Brookfield, MO 64628

PROPERTY DESCRIPTION:

This 5 +/- acre commercial property for sale will accommodate a trucking maintenance facility, warehouse storage or a number of other commercial operations.

The property has a total of 9,984 sq. ft. under room including a finished office and garage with office parking. There are 2 maintenance buildings with 14 overhead doors, shop area and

adequate parking. All buildings have concrete floors and all driving areas are gravel.

There is also a fuel storage area with concrete basins and a control building. The 175' radio

tower has an adjoining building to store radio equipment.

This Northern Missouri commercial parcel is located approximately one half mile from US Highway 36 and has easy access. The perimeter is fenced and the parking area gravel.

- 5.05 +/- acres
- Multi-use property
- Commercial zoning
- Fenced commercial complex
- Containment area on property
- Warehouse building with 14 overhead doors
- Loading docks & storage bays
- Possible uses include truck/tractor maintenance facility, crop/seed storage or warehouse storage



PRESENTED BY:

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Broker/Salesperson

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TAXES: \$6,000

TAX YEAR: 2016

