

Prime Commercial Opportunity - 1.7 Acres on Chestnut Expressway with Versatile Building Space & Income Potential

T R O P H Y
PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

906 W Chestnut Street
Springfield, MO 65802

PRICE: \$499,000

ACRES: 1.7±

COUNTY: Greene

PROPERTY HIGHLIGHTS:

- Great Visibility - High Traffic Area
- Nearly 5,000 sq ft of Building Space
- 1.7 Acres - IC Zoning
- Fenced Parking/Lay Down Yard
- New HVAC & Interior Renovation
- Billboard Revenue

PROPERTY DESCRIPTION:

High-visibility commercial property on Chestnut Expressway with 1.7 acres and nearly 5,000 sq ft of building space. Zoned IC (Industrial Commercial), this site offers flexibility for a range of uses—warehouse, service business, light industrial, or mixed office/retail. Recent updates include new HVAC, fresh paint and flooring, remodeled bathrooms, and a new garage door (not shown in photos). The building layout supports multiple operations, with ample room for work areas, offices, or storage. The large yard provides plenty of space for parking, equipment, or future expansion. Bonus income from existing billboard lease adds to the value. Strong traffic counts and road frontage make this a practical investment for an owner-user or commercial portfolio



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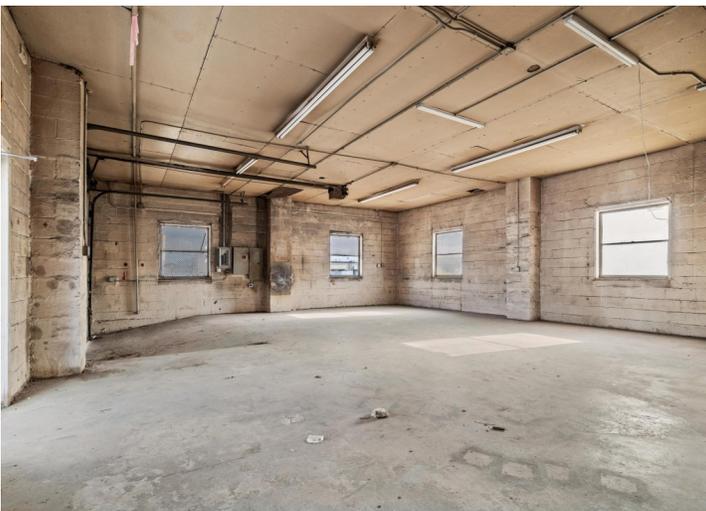
640 Cepi Drive, Suite 100
Chesterfield, MO 63005



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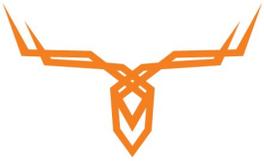
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