



# Versatile 4,050 sq ft Commercial Building w/Multi-Unit Income Potential – Gasconade County

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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**PROPERTY ADDRESS:**  
1202 W Highway 28  
Owensville, MO 65066

**PRICE:** \$235,000  
**ACRES:** 0.59±  
**COUNTY:** Gasconade

## PROPERTY HIGHLIGHTS:

- 4,050 sq ft Commercial Property
- Freestanding Building w/Full Remodel Freedom
- Easily Convertible to 3 Separate Units
- 3 Bathrooms
- 3 Furnaces & 3 Electric Meters
- Highway Frontage and Curb Appeal
- Ideal for Retail, Office, Service Industry, or Recreation

## PROPERTY DESCRIPTION:

Discover endless possibilities with this 4,050 sq. ft. commercial property located in the heart of Owensville. This spacious building offers the flexibility to operate as a single business or be divided into multiple income-generating units, each equipped with its own furnace and electric meter.

As a free-standing building, this property can be easily customized to suit nearly any business vision, from retail or office suites to a specialty venue or fitness studio. Whether you're an investor seeking rental income or a business owner looking to design your dream space, this adaptable property offers unmatched potential.

Ample parking, high visibility, and a convenient location make this an excellent opportunity for entrepreneurs ready to bring new energy to Owensville's growing commercial corridor.



**PRESENTED BY:**

**COURTNEY NICKS**  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals