

**Professional Space with Downtown Charm Positioned
in the Heart of Van Buren, MO**
103 Ash
Van Buren, MO 63965

\$199,000
0.17± Acres
Carter County



**Professional Space with Downtown Charm Positioned in the Heart of Van Buren, MO
Van Buren, MO / Carter County**

SUMMARY

Address

103 Ash

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Commercial, Business Opportunity

Latitude / Longitude

36.995036 / -91.015376

Dwelling Square Feet

1,500

Acreage

0.17

Price

\$199,000

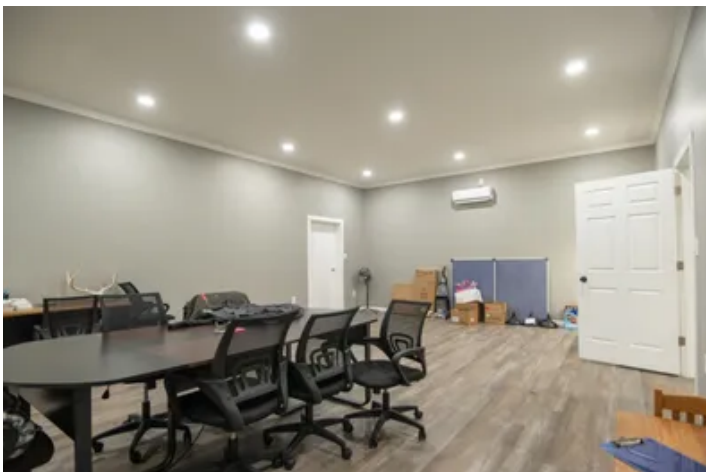
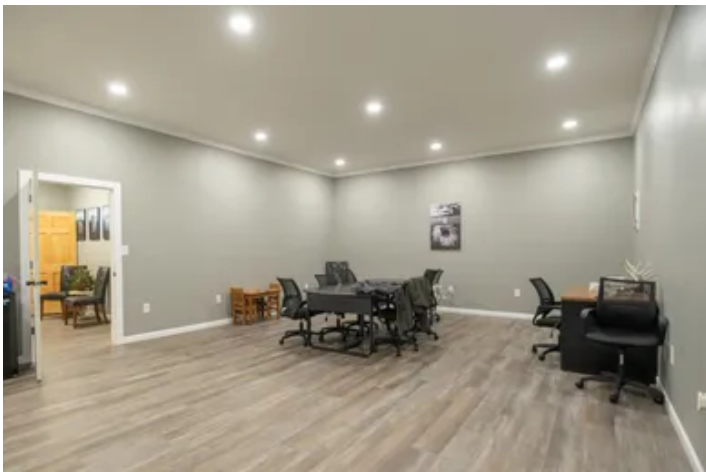


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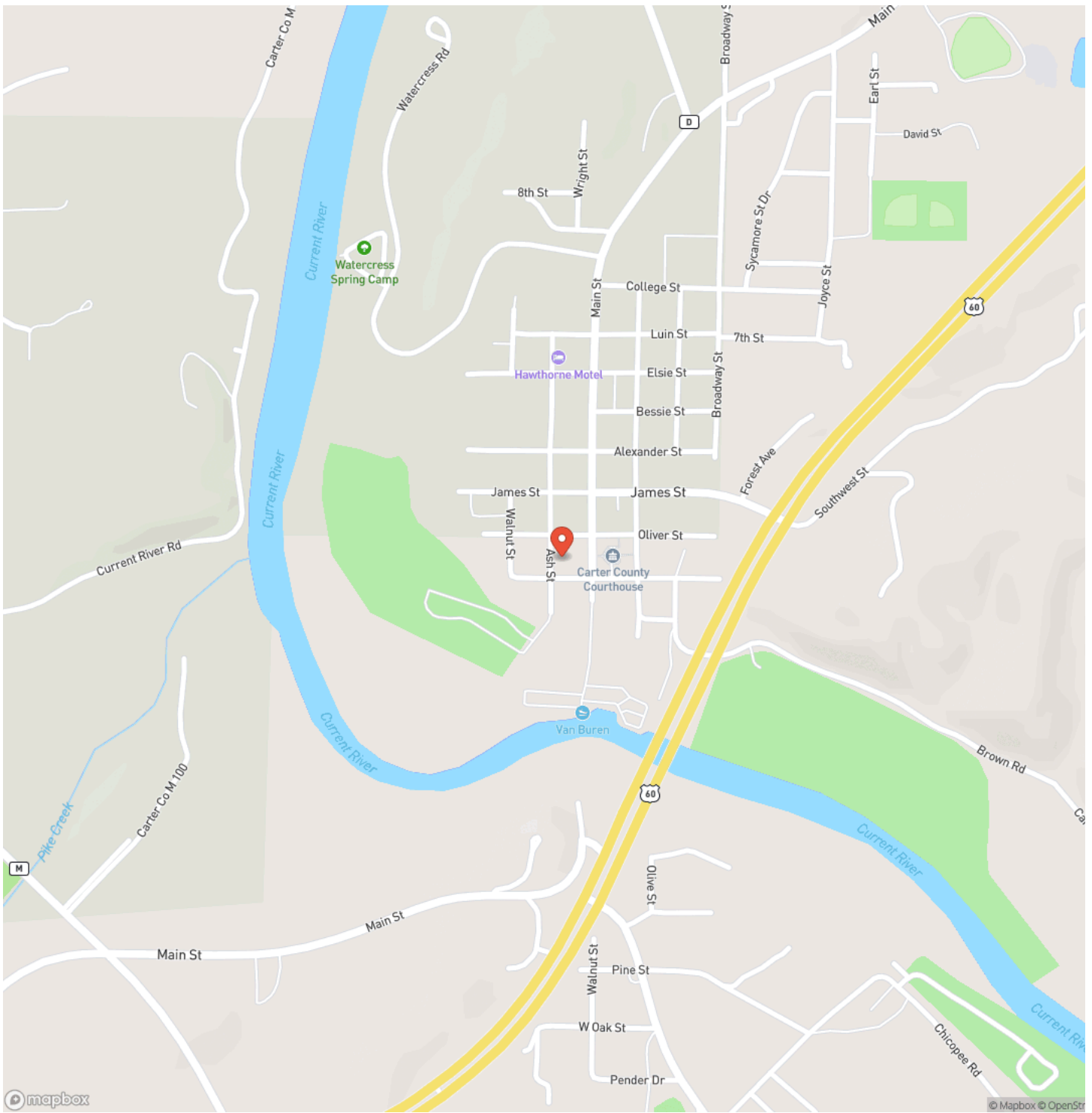
PROPERTY DESCRIPTION

103 Ash Street, Van Buren, MO: Professional Space with Downtown Charm Positioned in the heart of Van Buren, 103 Ash Street offers a rare blend of historical character and modern professional utility. This renovated block building presents an unrivaled opportunity for an owner-user or an investor seeking a high-visibility footprint in a quiet river town. The interior has been thoughtfully updated to include multiple private offices, a spacious conference room, and dedicated storage areas, making it a "turn-key" solution for a legal firm, real professional office, or creative studio. Adding to the convenience is a functional kitchenette/wet bar and a modern bathroom, ensuring your team and clients have every amenity at their fingertips. Beyond its professional interior, the property boasts exceptional exterior features that are hard to find in a downtown setting. There is plenty of off-street parking, providing ease of access for staff and patrons alike, with additional room to expand the footprint or parking area as your business grows. The location is truly premier-situated just steps from the crystal-clear Current River and the charming shops and eateries of downtown Van Buren. Whether you are grabbing a quick lunch at a local favorite or taking a short walk to the water's edge between meetings, the lifestyle and exposure offered by this Ash Street gem are second to none.

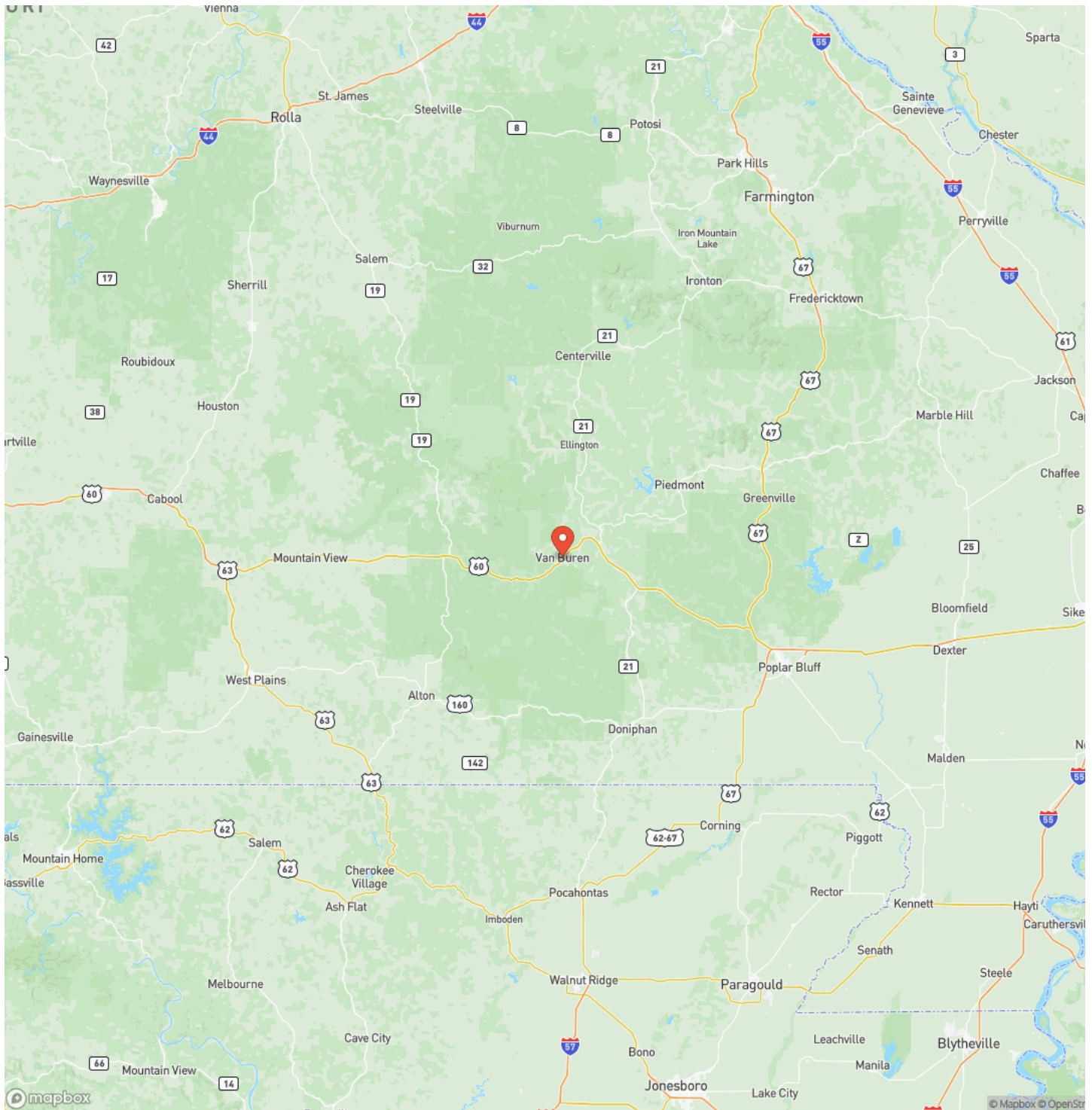
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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