



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

Commercial Property with Nine Buildings for Sale - Pike County

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PRICE IMPROVED



PROPERTY ADDRESS:
 24750 Hwy FF
 Eolia, MO 63344

PRICE: \$850,000
ACRES: 10.68±
COUNTY: Pike

PROPERTY HIGHLIGHTS:

- 9 useable buildings
- Approximately 38,000 Sq Ft total under roof
- Several Offices
- 10.68+/- acres with 4 acres tillable/certified organic
- County Water
- Septic
- 3 Phase Electric
- Numerous outdoor water hydrants
- Possibility to rent out numerous buildings and land
- Asphalt and Concrete Parking

PROPERTY DESCRIPTION:

This commercial property has so many different investment opportunities! Perfect for a business to come in and hit the ground running. Would fit one large operation or multiple business. Has potential for storage rental, RV lots, banquet hall, distribution center, indoor sports complex, let it be your vision. A total of nine buildings with coated roofs. Room to expand with an additional 4 acres plus of vacant land. This vacant land would be a great place to build several homes or an apartment complex. The entire property is surrounded on 3 sides by security fencing. There are several water hydrants in multiple locations around the complex. Security cameras and wiring is already installed throughout the property. Plenty of parking with asphalt and concrete along the front of the buildings and throughout the inner portions of the complex. Each building has electricity, and some buildings include 3 phase electric. County water and 2 septic tanks. Also has the possibility to hook into the City of Eolia sewage system.



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This property is within close proximity of Hwy 61 if you have shipping needs. It would also make a great place for an RV or Boat storage as it's on the way to Mark Twain Lake. No Restrictions! The Lincoln and Pike County areas are quickly growing, and this property could grow with it. If you are looking for a home for your business or are an investor this property could fit all of your needs.

Building 1

This large building is approximately 90 x 110 ft with an additional 65 x 45 attached in an L shape. Beside the large open space the building includes a kitchen area, a bathroom with a shower, water heater, break room with sink, and loading dock. Many options with this building.

Building 2 (Previous Main Office)

-This 1600 sq ft building is set to house 5 offices, it includes 2 bathrooms one with a shower, and a conference room/break room with a sink. This would be a great area to greet the public or run operations. It could also be converted into a residential rental with the right innovation.

Building 3 (Previous Shipping)

This is the largest building on the complex, it was previously the shipping building for the previous business. It is approximately 150 ft x 90 ft. This building offers 3 offices, a large conference room, and an additional room that was previously used for product testing. It has cabinets lining the walls and an island with cabinets. The real feature of this building is the open size. It's huge and could easily be converted into a banquet hall or continue to use it for large scale product shipping.

Building 4

Building 4 is a nice 40 ft x 40 ft storage area. This would be great for additional product or equipment storage.

Building 5 (Previous Maintenance Shed)

A partially enclosed 25 ft x 25 ft building that was previously used as the maintenance shed fits many needs. It has an open lean to style with an enclosed section for tools or whatever you may convert it to.

Building 6 (Previous Production)

3 Phase power in this 70 ft x 50 ft building. It was previously used for production by the previous business. Building is set up for ventilation. There is a sink with an attached small water heater.

Building 7

This is a very nice building that measures 80 ft x 30 ft. It has 16 ft walls. It was previously used as further product storage, but in the future it could be so much more. It would be easy to convert it to batting cages, RV wash bay, let your imagination run wild.

Building 8

This is an open lean to type building. It measures approximately 24 ft x 16 ft. It is 3 sided with an open face. As with all buildings it has a concrete floor.

Building 9

A 60 ft x 40 ft building with 3 phase power offers opportunity for climate controlled product storage. There is ample room for equipment.



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