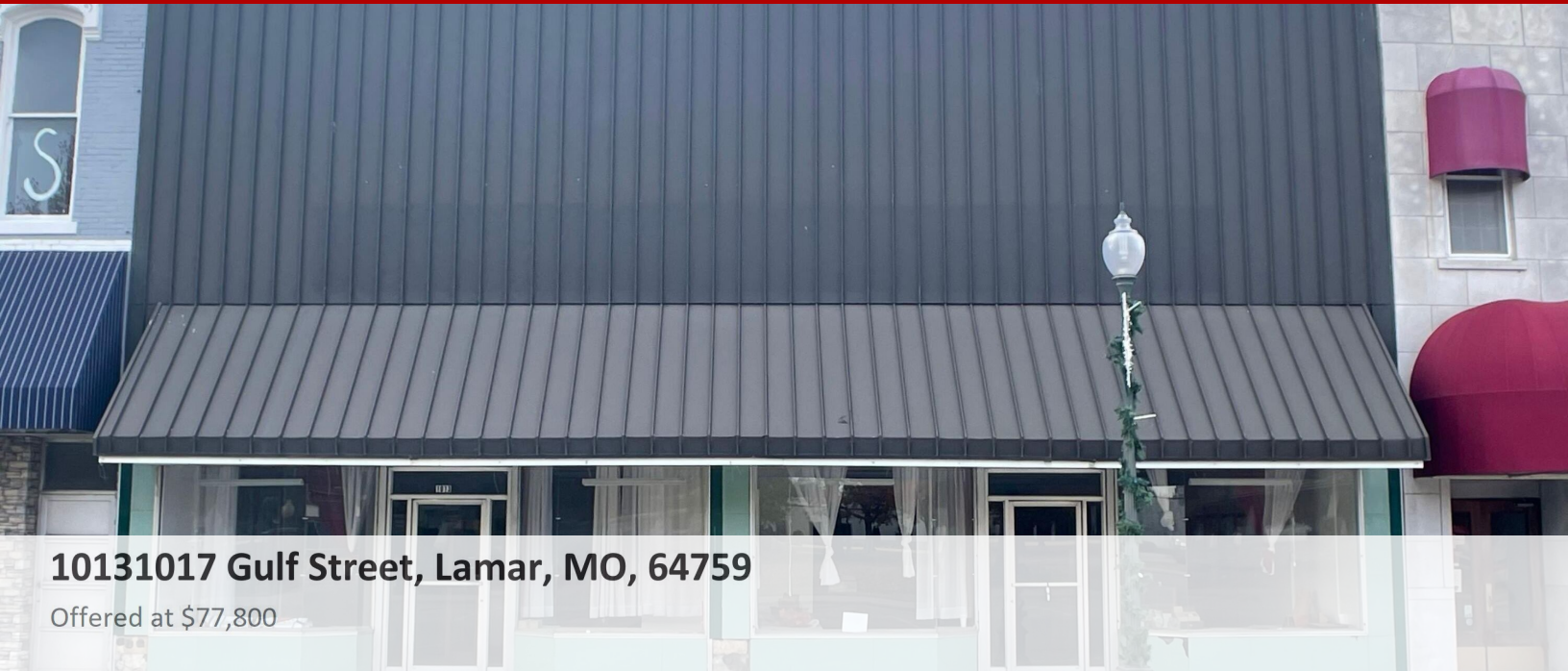


Retail - Lamar, MO



10131017 Gulf Street, Lamar, MO, 64759

Offered at \$77,800

Prime commercial location on the historical Lamar Square. Built in 1900 the upstairs dentists office & residences/offices have been untouched gems with high ceilings & windows for someone to revitalize. Untouched for > 70 years. A blast from the past! Upstairs consists of 2 separate units with exterior entrances from street. 1 toilet each. Neither toilet works. The downstairs 2 retail spaces were merged & has 2 entrances with 2 plate glass displays on either side to span the frontage. The rear warehouse extends between the retail to the back alley. An office & toilet are located in the rear of the warehouse along with the electric panel & all lights. Being sold as-is. Commercial inspections available to serious inquiries & qualified buyers upon request. Seller reports no active roof leaks

| |
|----------------------|
| 0 Bedrooms |
| 3 Bathrooms |
| 11,475 sqft |
| 0.17 acre (lot size) |
| Built: 1900 |



| Name | Quantity |
|--------------------------|----------|
| AADT | 3319 |
| AAWDT | 3465 |
| MOTORCYCLE VOLUME | 10 |
| PASSENGER CAR VOLUME | 2103 |
| PU/PANEL TRUCK VOLUME | 1005 |
| BUS VOLUME | 10 |
| SINGLE UNIT TRUCK VOLUME | 133 |
| COMB SEMI TRAILER VOLUME | 59 |
| PEAK HOUR VOLUME AM | 282 |
| PEAK HOUR VOLUME PM | 406 |



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