

Retail - Lamar, MO

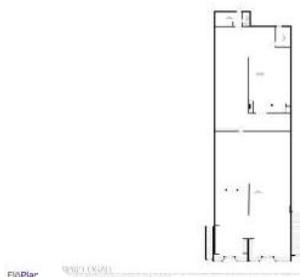


10131017 Gulf Street, Lamar, MO, 64759

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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