

Commercial Property

19 Hazelwood Road, Eldon, MO 65026



Detailing - Tinting - Audio - Video
Wheel - Tires - Excessories - P. More

- Approx 31,000 of commercial and retail space, located on 9.12 acres
- Access to Northbound AND Southbound Hwy 54
- Three-phase electric power, fiber-optic, all walls insulated, etc.
- Seven (7) independent zones of HVAC, 5 offices, 2 bathrooms
- Ingress and Egress is setup for semi-trucks
- Additional on-site 1,200 sq.ft. house

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Offered at \$1,500,000

800 sq. ft. area setup and utilized for shop rental

- Gentle topography throughout most of property

- Countless items available: phone svstem. securitv. equipment. etc.

Excellent opportunity to own a 31,000 sq.ft. commercial property along Hwy 54 in Eldon with great highway visibility, only 5 minutes from The Lake. One of the best features for trucking / semi's is that it has Northbound and Southbound access to Hwy 54. The building has 7 zones of HVAC, insulated, 3-phase electric, located on over 9 acres, 5 offices, 2 bathrooms, kitchenette, AND an additional 1,200 sq.ft. completely renovated home. Other features include: fiber-optic, all walls insulated, ingress and egress is setup for semi-trucks, 800 sq.ft. area setup and utilized for shop rental, gentle topography throughout most of property, and countless items are available: phone system, security, equipment, etc. The on-site house includes 3 bedrooms, 2 bathrooms, new HVAC system, new wiring, new pex plumbing, new water softener, new metal roof, spray foamed insulation from peak to ground, granite counters, new appliances, laundry room, large deck w/ covered pergola, and storage shed outside.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
9.12 acre (lot size)
Built: Unknown year



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