



<b>ADDRESS</b>	911-13 E. Broadway Columbia, MO
<b>PROPERTY TYPE</b>	Retail / Investment
<b>SALE PRICE</b>	\$1,450,000
<b>BUILDING</b>	9,126 sqft
<b>LAND</b>	0.13 acres
<b>ZONING</b>	M-DT

**DETAILS**

- ALL PROPERTY TOURS TO BE COORDINATED THROUGH LISTING BROKER OFFICE IN ADVANCE TO MINIMIZE DISRUPTION OF EXISTING BUSINESS OCCUPANTS
- Partially occupied multi-tenant building with 2 retail oriented units on the ground floor and upper floor of 3,600 sf that has been cleared of all finishes, so that upper floor can be tailored to buyer desire.
- Property is located at a premier site in the Columbia's central business district (DCID) in close proximity to University of Missouri, City and County government centers, and in financial district.
- Sale offering is subject to existing tenancies and seller's timing requirements.
- Property may be enhanced tenant attraction, or may be modified to suit an end-user's own occupancy goals
- Property has 39.25ft of Broadway frontage. Special opportunity to own prestigious Broadway address.
- attraction, or by and end-user's occupancy goals
- Property has 39.25ft of Broadway frontage

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