



ADDRESS

600 Business Loop 70 W.
Columbia, MO

PROPERTY TYPE

Retail

SALE PRICE

\$825,000

LEASE

\$6,000/monthly/triple net

SPACE

3,800 sqft

BUILDING

3,800 sqft

ZONING

M-C

DETAILS

- 3,800 sf freestanding retail building on major thoroughfare in prosperous business area.
- Property to convey is its "as is" condition.
- Some buyers may be interested in site and building. Some buyers may be interested in site only. Pricing supports both decisions.
- Site is approx. 120' w. on Business Loop frontage by approx. 212.5' deep.
- High volume traffic generators nearby include grocery and Moberly Area Community College.
- Traffic patterns are well established, no median barriers.
- For lease at \$6,000 monthly rental, triple net lease basis. Tenant pay utilities, janitorial, real estate taxes, building insurance, maintenance.
- Formerly operated as restaurant, though favorable M-C district zoning (mixed corridor commercial) will allow wide range of uses.
- Seeking 5 year lease term, but may consider other arrangements.

Paul Land PaulLand@PlazaCommercialRealty.com
Mike Grellner MikeGrellner@PlazaCommercialRealty.com
Lauren Crosby LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive
Columbia, MO 65203
(573) 445-1020



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