



**ADDRESS**

503/505 E. Rollins Rd.  
Columbia, MO

**PROPERTY TYPE**

Land / Investment

**SALE PRICE**

\$2,700,000

**SPACE**

5,847 sqft

**BUILDING**

5,847 sqft

**LAND**

0.65 acres

**ZONING**

R-MF

**DETAILS**

- 5,847 sf building area on 28,620 sf land area (0.65 acres) zoned R-MF (multi-family) in City of Columbia presently operating as apartment building with parking lot.
- Property is serviced by City of Columbia for water, electricity, sewer, Ameren Missouri for gas service.
- Close proximity to University of Missouri's and in MU's Greek Town area.
- Upgraded within last 13 years. All units have central HVAC.
- 20 parking spaces on western lot (503 Rollins) rented at \$550 per semester or \$1,100 annually plus 17 parking spaces behind building at 505 Rollins. Total of 37 spaces.
- Basement is 1,381 sf – now used as storage and building mechanical.
- Main level is 2,366 sf – include 2 units, a 2 bedroom/1 bath unit and a 3 bedroom/1bath unit.
- The second and third level include 5 bedroom/4 bathroom unit.
- Land value is key indicator of value of this property's list value of \$2,700,000 and it is supported by recent appraisal (year 2022) and its existing zoning allowing for re-development in primary location.

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