



ADDRESS

1034 E. Walnut
Columbia, MO

PROPERTY TYPE

Retail

LEASE

\$4,375/monthly/triple net

SPACE

3,750 sqft

ZONING

M-DT

DETAILS

- Unique opportunity in downtown Columbia of 3,750 sf front retail area. Suitable for variety of retail and business uses.
- Dedicated 3 parking stalls on site. And nearby public parking garage available spaces.
- \$4,375 monthly rental on triple net lease arrangement. Triple net charges are approx. \$540 monthly (taxes and insurance are calculated at 49% of bldg. total sf).
- Owner will consider unique lease terms to grant each party flexibility. This determined on case-by-case basis.
- Long established as a sporting goods and screen-printing operation, now suitable for variety of new business uses.
- Strong and growing business area near college campuses.
- Call listing office to arrange showings.

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