

#### **ADDRESS**

2105 W. Worley St. Columbia, MO

#### PROPERTY TYPE

Office / Retail

# SALE PRICE

\$875,000

## **LEASE**

\$4,500/monthly/triple net

### SPACE

2,100 sqft

#### BUILDING

2,100 sqft

# **ZONING**

M-C

# **DETAILS**

- For sale or lease a 2,100 sf freestanding retail-oriented facility along favored Stadium Blvd. corridor, near major retailers and Columbia Mall.
- 5 year minimum lease term at \$4,500 monthly rental on triple net basis.
- Also offered for sale at \$875,000.
- · Located as outlot of Columbia Mall, though independently owned. 73' frontage lot is 200' deep.
- Zoning district M-C (mixed use corridor) in City of Columbia will allow all retail and professional uses.
- Call the listing office for more details.
- Tenant to pay \$1,000 monthly to cover the collective cost of building insurance and real estate taxes in addition to base rental.
- Building can be leased and modified to suit new business tenant or demolished for land lease.

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