

## **ADDRESS**

501 E. Broadway Columbia, MO

PROPERTY TYPE Office / Retail

**SALE PRICE** \$1,700,000

LEASE \$4,500/month

SPACE 3,200 sqft

BUILDING 3,200 sqft

LAND 0.38 acres

## ZONING

Paul Land PaulLand@PlazaCommercialRealty.com Mike GrelIner MikeGrelIner@PlazaCommercialRealty.com Lauren Crosby LaurenCrosby@PlazaCommercialRealty.com

Individual Membership

SIOR Office REALTORS\*

Society of Industrial and

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



- Unique opportunity for a freestanding building and multi-lane drivethrough on Broadway in downtown Columbia
- Formerly a bank branch, but with adaptive re-use potential for a variety of businesses
- Excellent visibility to high pedestrian and vehicle counts
- Within blocks of the University of Missouri, City/County government facilities, and Columbia finance/banking district
- Building is 2,100 sq ft, and the covered drive area is 1,100 sq ft
- Includes use of the exterior improvements / parking lot
- Long-term tenancy with A credit tenant is sought
- Owner will also consider sale of the property for \$1,700,000
- Deed restriction will not allow occupancy by future banks / financial institutions (expires 2032)
- Rental rate is on a NNN basis

www.PlazaCommercialRealty.com