

#### **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**

M-DT

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# **DETAILS**

- 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