



ADDRESS

1912 W. Worley St.
Columbia, MO

PROPERTY TYPE

Office / Retail / Investment

SALE PRICE

\$995,000

LEASE

\$7,000/monthly/triple net

SPACE

3,452 sqft

BUILDING

3,452 sqft

LAND

0.81 acres

ZONING

M-N

Paul Land PaulLand@PlazaCommercialRealty.com
Mike Grellner MikeGrellner@PlazaCommercialRealty.com
Lauren Crosby LaurenCrosby@PlazaCommercialRealty.com

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



Individual Membership
Society of Industrial and
Office REALTORS®

DETAILS

- Freestanding facility of 3,452 sf on 0.81 acres of paved parking area. Property is zoned M-N (mixed use neighborhood) to allow expansive list of retail uses and all office uses.
- Located two blocks from highly trafficked Stadium Blvd. and near I-70 connection with Stadium.
- Suitable to continue as restaurant or convert to other uses.
- This is an unusual opportunity to own or lease a prominent and corner location as outpad to Westlake Hardware store.
- Real estate taxes in 2024 were \$11,434.68 annually. Estimated insurance is \$8,000 annually. Exterior maintenance varies annually.
- Property is offered for sale or lease subject to rights of an existing operating business occupant. This requires tours to be coordinated through the listing broker's office at minimum 48 hours advance notice. Please hold business, site, and facility discussions away from employees.
- Call listing office for more details.