



**ADDRESS**

809 Vandiver Dr.  
Columbia, MO

**PROPERTY TYPE**

Retail / Investment

**LEASE**

\$5,000/monthly/NNN

**SPACE**

3,600 sqft

**LAND**

0.75 acres

**ZONING**

M-C

**DETAILS**

- A freestanding 3,600 sf retail building + abundant parking.
- Direct access on both Vandiver and Rangeline Rd., very near Interstate 70
- Numerous car dealerships within 1 mile radius
- Commercial zoning allows for a variety of retail uses
- Overhead doors and showroom space or function as waiting area.
- Tenant pays 50% of real estate taxes est. \$6,000 annually and 100% of building insurance est. \$4,000 annually. This is part of the triple net charges. Tenant performs its own mowing and snow removal.
- Available, subject to rights of existing tenant, which has vacated the property due to expansion.

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