

108 W. PINE STREET
WARRENSBURG, MISSOURI 64093

FOR SALE | 4,500± SF BUILDING



**Kessinger
Hunter**

COMMERCIAL REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED

Retail/Creative Office in the Heart of Downtown Warrensburg



PREMIUM LOCATION

- ❑ Located in the hub of lively downtown Warrensburg
 - Vibrant street surrounded by numerous restaurants, bars, and local boutiques
 - Less than 800' from the University of Central Missouri (UCM) Campus
 - UCM has a population of 14,000+ students
 - Student enrollment has grown 20%+ in the last five years

For Sale: \$265,000

For more information, please contact:

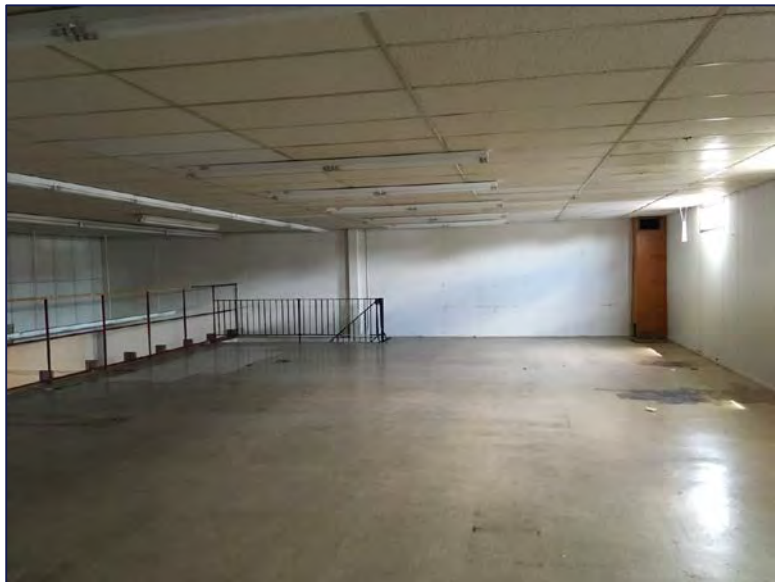
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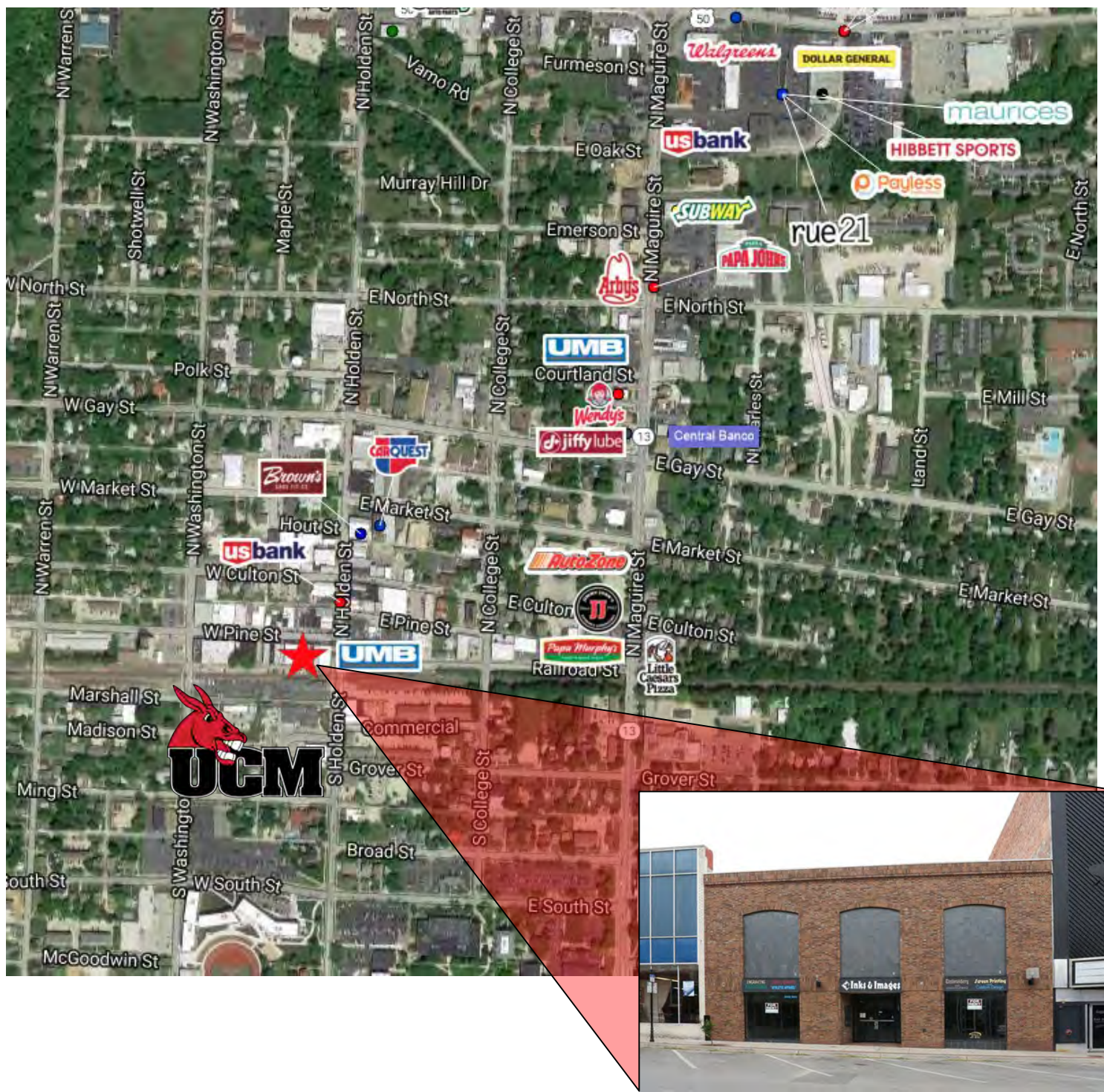


PROPERTY FEATURES

- Built 1900; renovated 1962
- Space
 - 4,500± SF main floor
 - Additional 1,500± SF mezzanine
 - Additional 4,500± SF unfinished basement
- Zoning: Central Business
- Situated on .15 acres
- 2016 taxes: \$2,343
- Parcel #12602403022000500



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