

**52 Commercial Drive
52 Commercial Drive
Van Buren, MO 63965**

**\$162,500
0.500± Acres
Carter County**



52 Commercial Drive
Van Buren, MO / Carter County

SUMMARY

Address

52 Commercial Drive

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Residential Property, Business Opportunity,
Commercial

Latitude / Longitude

37.011218 / -90.997684

Taxes (Annually)

1552

Dwelling Square Feet

2400

Bedrooms / Bathrooms

1 / 1

Acreage

0.500

Price

\$162,500

Property Website

<https://redcedarland.com/detail/52-commercial-drive-carter-missouri/30435>



52 Commercial Drive Van Buren, MO / Carter County

PROPERTY DESCRIPTION

Great investment opportunity within the city limits of Van Buren, or you could turn this into a shouse and call it home. This commercial/residential building has 800 feet of space already converted into an office with a bathroom. The adjoining 1600 feet of space is unfinished but plumbed and ready for two additional office spaces with their own storefront entrances. If you're in the market for an affordable living space with indoor parking for your boat and UTV, this property could be easily converted to accommodate that need, as well. Call today to get your hands on this versatile property in town!

Directions: Take Main Street in Van Buren to commercial drive. Turn Left on Commercial Drive and it's the second building on the left.

Aprx Year Built: 2018

School: Van Buren

Inside City Limits: Yes

Flooring: Concrete Stained; Vinyl

Cooling: Central

Cooling Source: Electric

Heating: Forced Air

Heating Source: Electric

Roofing Material: Metal

Road Surface: Street - Asphalt

Foundation: Poured Concrete

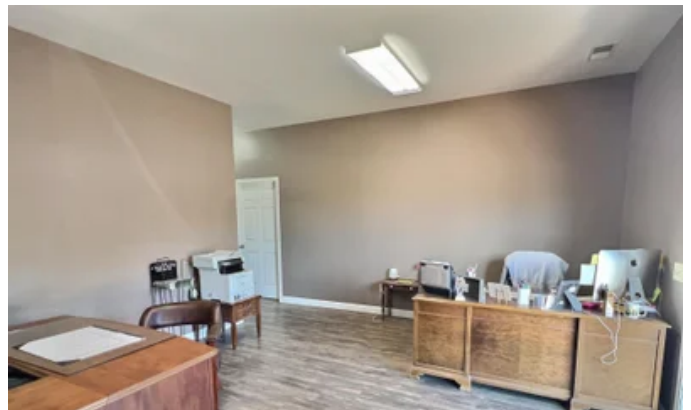
Sewer: Public Sewer

Water: City Water

Call Anthony today at [417-689-3080](tel:417-689-3080) to schedule a showing or get more information on this great investment opportunity!

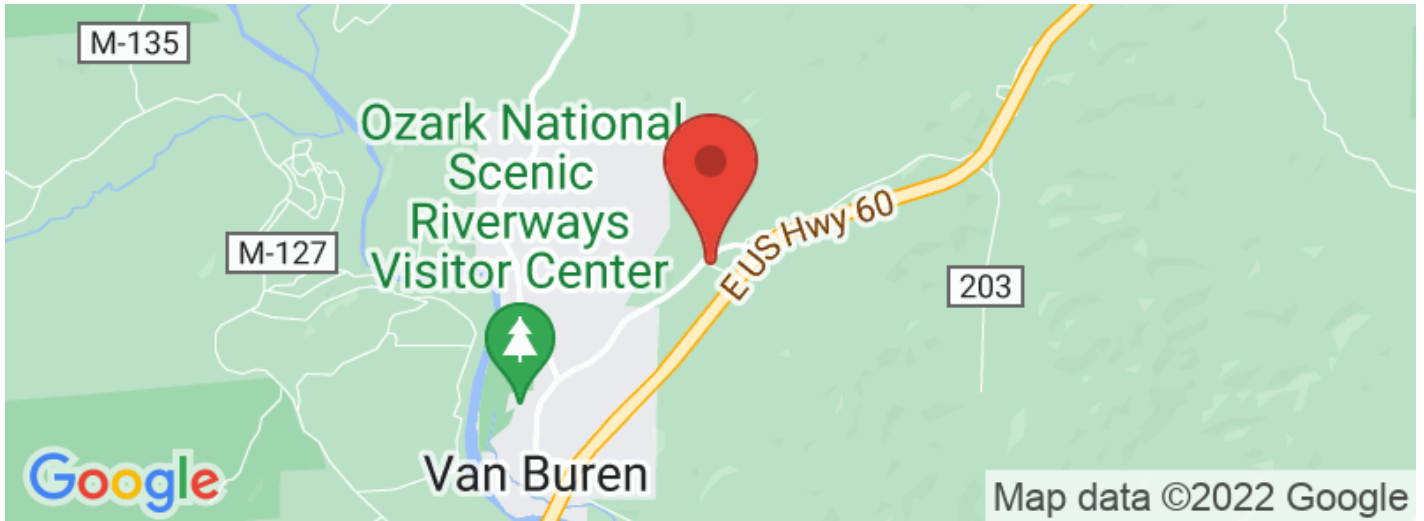


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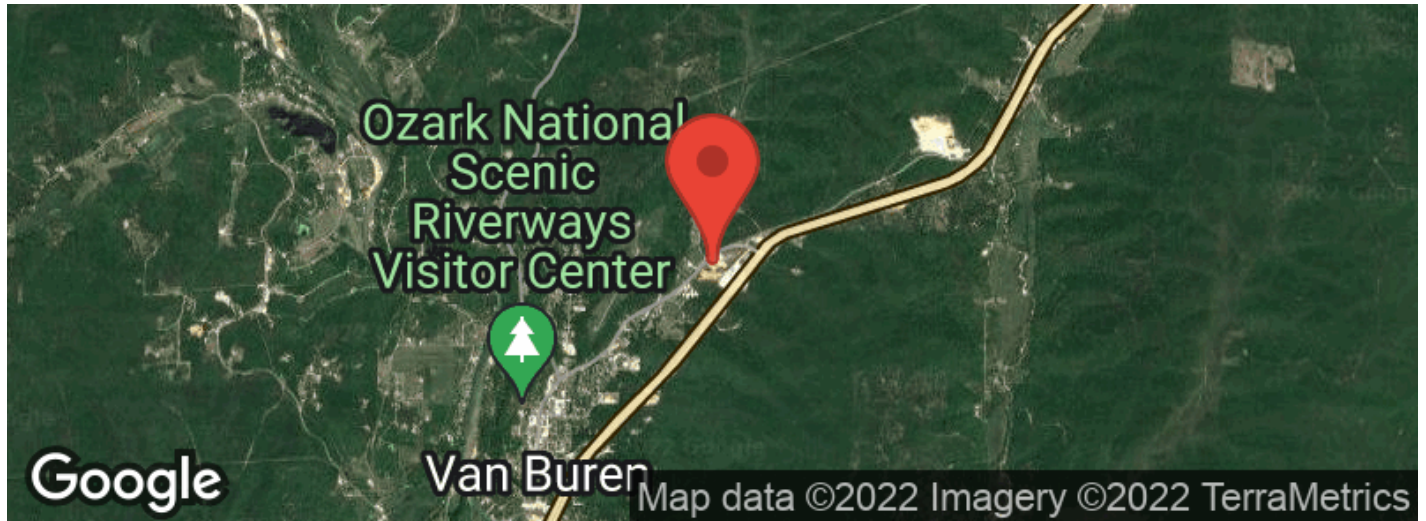


52 Commercial Drive
Van Buren, MO / Carter County

Locator Maps



Aerial Maps



52 Commercial Drive
Van Buren, MO / Carter County

LISTING REPRESENTATIVE

For more information contact:



Representative

Anthony Rodebush

Mobile

(417) 689-3080

Email

rodebush@redcedarland.com

Address

2524 Baird Road

City / State / Zip

Nixa, MO 65714

NOTES



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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