

Downtown Butler Investment Opportunity
8 N Fulton Street
Butler, MO 64730

\$80,000
0.120± Acres
Bates County



Downtown Butler Investment Opportunity

Butler, MO / Bates County

SUMMARY

Address

8 N Fulton Street

City, State Zip

Butler, MO 64730

County

Bates County

Type

Commercial, Business Opportunity

Latitude / Longitude

38.258162 / -94.335846

Acreage

0.120

Price

\$80,000

Property Website

<https://arrowheadlandcompany.com/property/downtown-butler-investment-opportunity-bates-missouri/86619/>



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PROPERTY DESCRIPTION

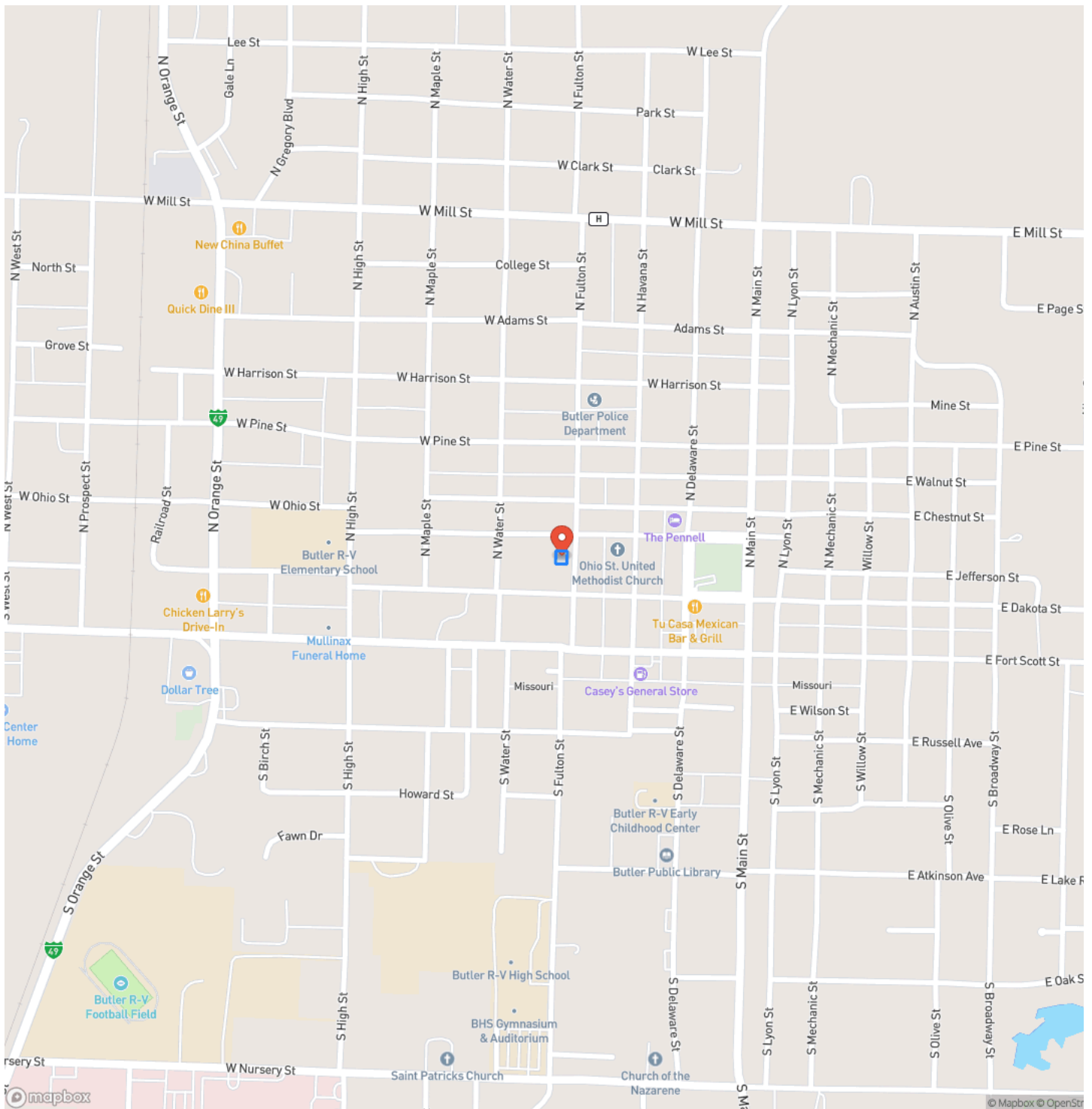
Located just steps from the Butler town square, this unique and character-rich property offers a rare opportunity to own a piece of local history in Bates County, Missouri! Formerly known as an American Legion hall and currently operating as a dance studio, this two-story building is full of charm and untapped potential. The upstairs features beautiful vintage wood floors that add warmth and authenticity to the space, while the lower level includes a kitchen and two bathrooms. While the building does need some work, its bones are solid and the layout is versatile, making it a great candidate for a variety of uses. It recently had a new roof put on the building which is in great shape! Whether you're looking to continue as a dance or fitness studio, launch a retail shop, create professional office space, or convert it into an event venue, this location and structure provide a great foundation to bring your vision to life. There is a possibility of rezoning the lot to residential as well making this a very unique opportunity! This is a rare find in a desirable location! Don't miss your chance to invest in Butler's future while preserving a bit of its past. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Sevy at [\(816\) 258-2908](tel:8162582908).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

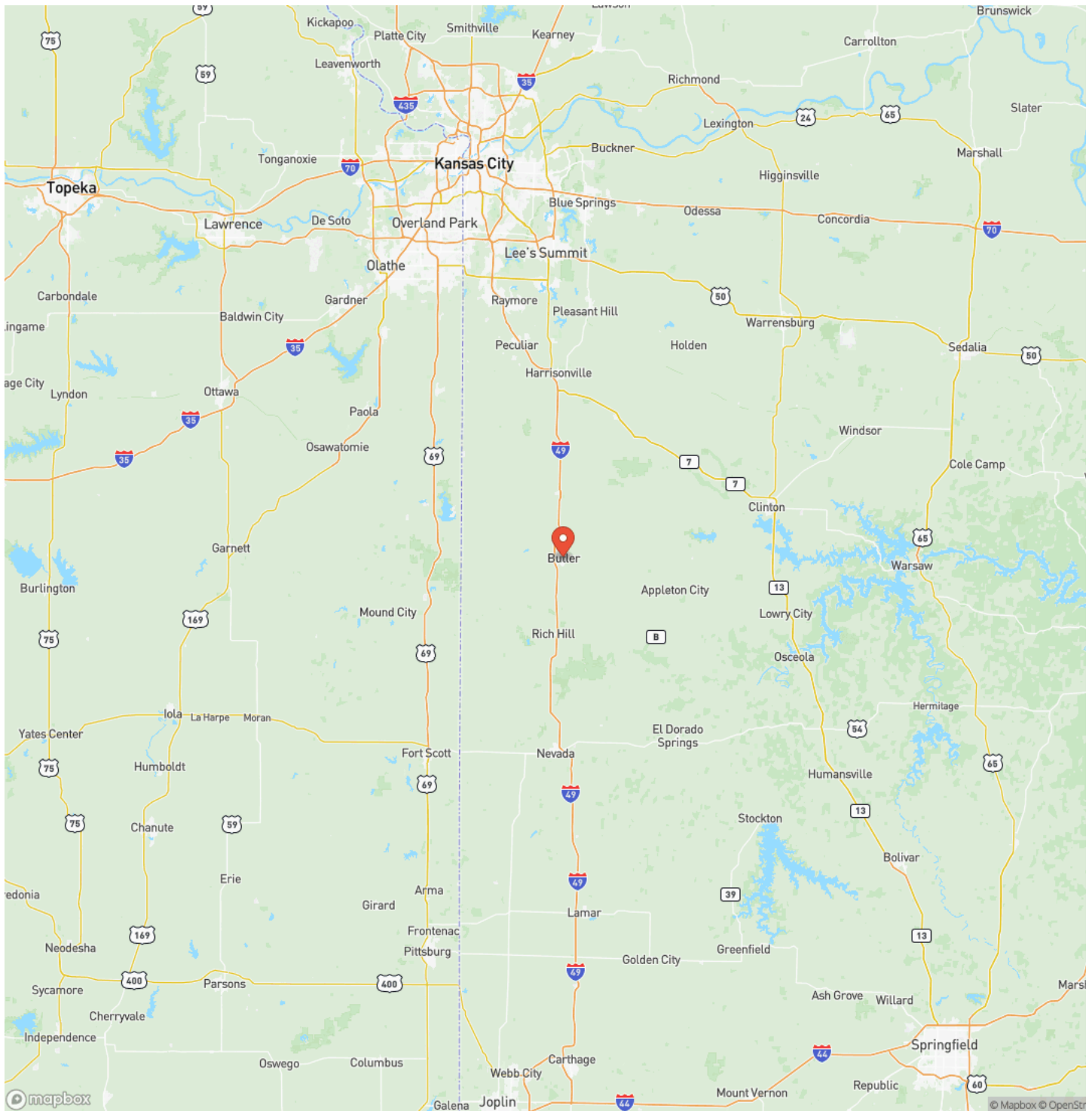
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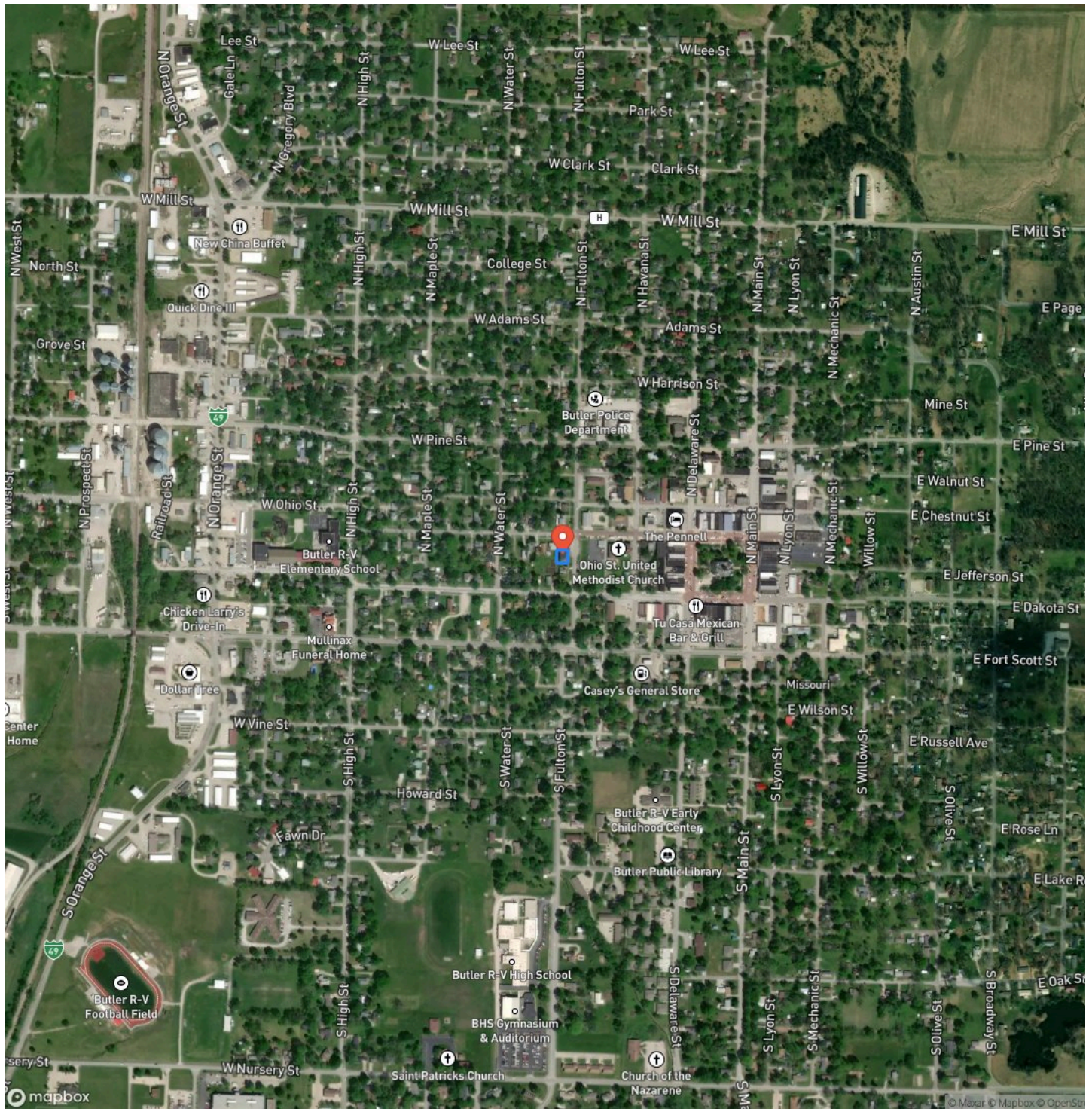
Locator Map



Locator Map



Satellite Map



Downtown Butler Investment Opportunity Butler, MO / Bates County

LISTING REPRESENTATIVE

For more information contact:



Representative

Joe Sevy

Mobile

(816) 258-2908

Email

joe.sevy@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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

[illegible]

www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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