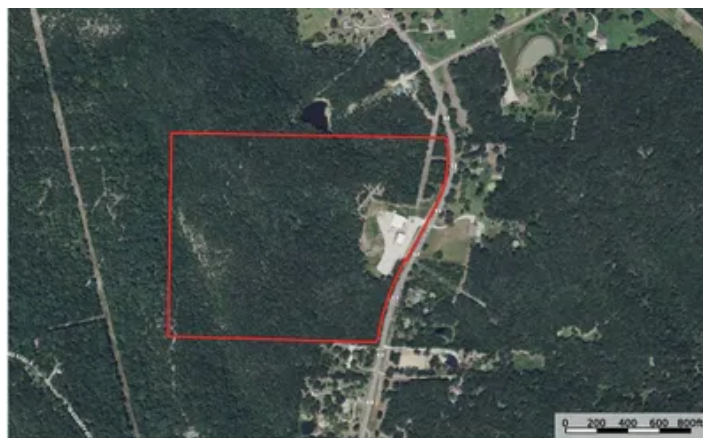


Commercial and More
18119 State Route O
Rolla, MO 65401

\$950,000
47± Acres
Phelps County



Commercial and More Rolla, MO / Phelps County

SUMMARY

Address

18119 State Route O

City, State Zip

Rolla, MO 65401

County

Phelps County

Type

Farms, Recreational Land, Commercial

Latitude / Longitude

37.8336 / -91.7468

Taxes (Annually)

3290

Acreage

47

Price

\$950,000

Property Website

<https://livingthedreamland.com/property/commercial-and-more-phelps-missouri/87003/>



PROPERTY DESCRIPTION

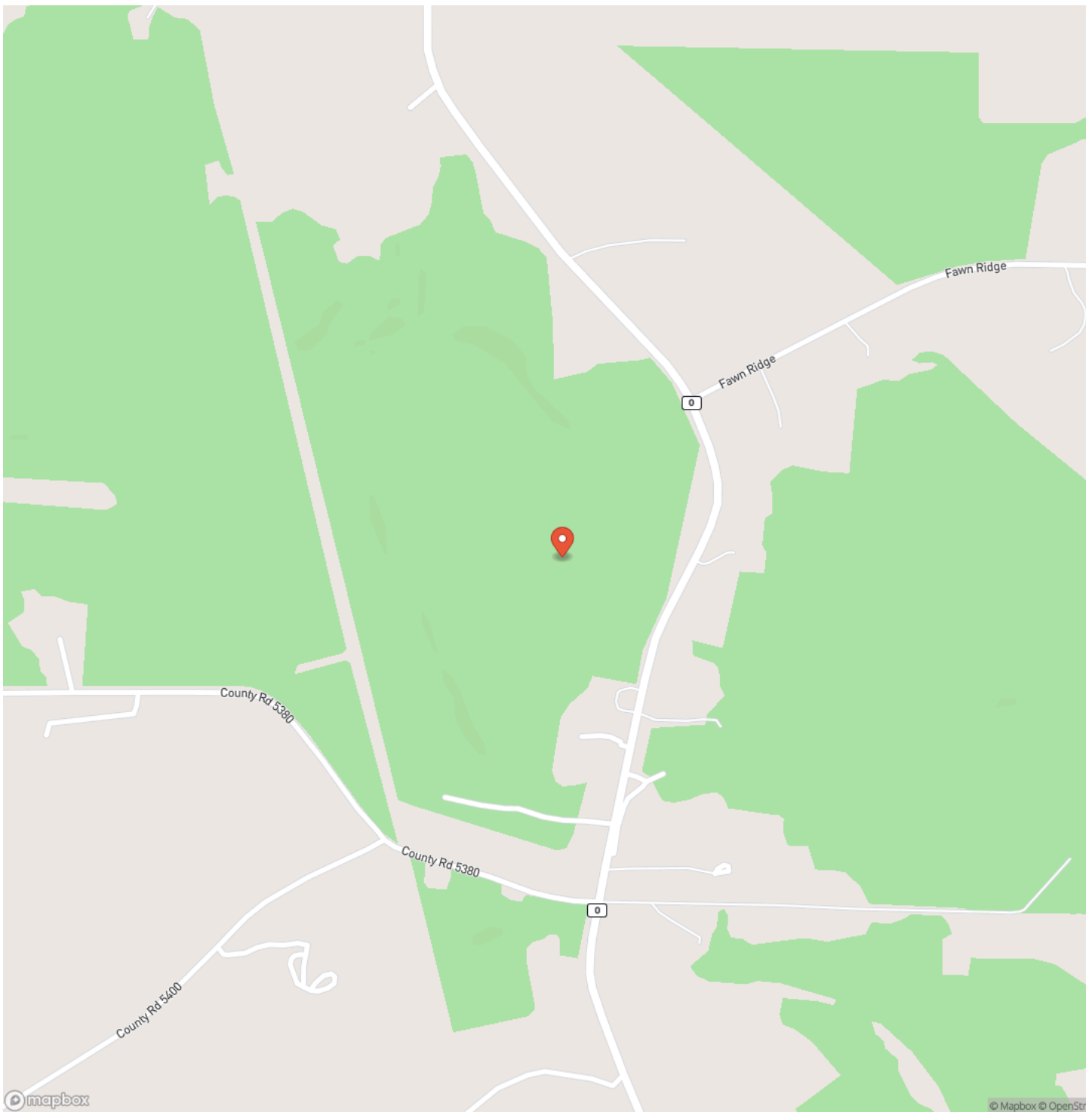
Unbelievable Commercial Opportunity on 47 Prime Acres – Just Outside Rolla, MO. This is a rare chance to own a turnkey commercial setup with expansion potential, perfectly positioned on over 47 gently rolling acres with more than a quarter-mile of frontage on highly desirable O Highway just outside Rolla. The property includes two high-quality commercial buildings, both constructed in 2019, and designed to accommodate a wide range of industrial, commercial, or development uses. Building 1 is 40x60 climate controlled interior with heat and A/C, 16' x 24' office suite with a full bath, Three-phase electricity converter Extra-thick concrete flooring, ideal for forklifts and heavy equipment, Dedicated paint bay with ventilation Concrete loading dock, and a Full-length covered concrete lean-to. Building 2 is 40x60 and offers 30-foot ceilings 16 foot tall electric overhead garage door, and Reinforced concrete flooring for large trucks and equipment. with Nearly 2 acres of level, chat-covered parking—ample space for semi-trucks, trailers, and heavy-duty deliveries 47 acres of gently rolling land ready for future development, expansion, or investment. The current owners are relocating out of state due to growth, creating an incredible opportunity for a new owner to take over a move-in-ready site in a strategic location with exceptional visibility and access. Property is located on dedicated carrier truck route, major carriers pick up and deliver daily.



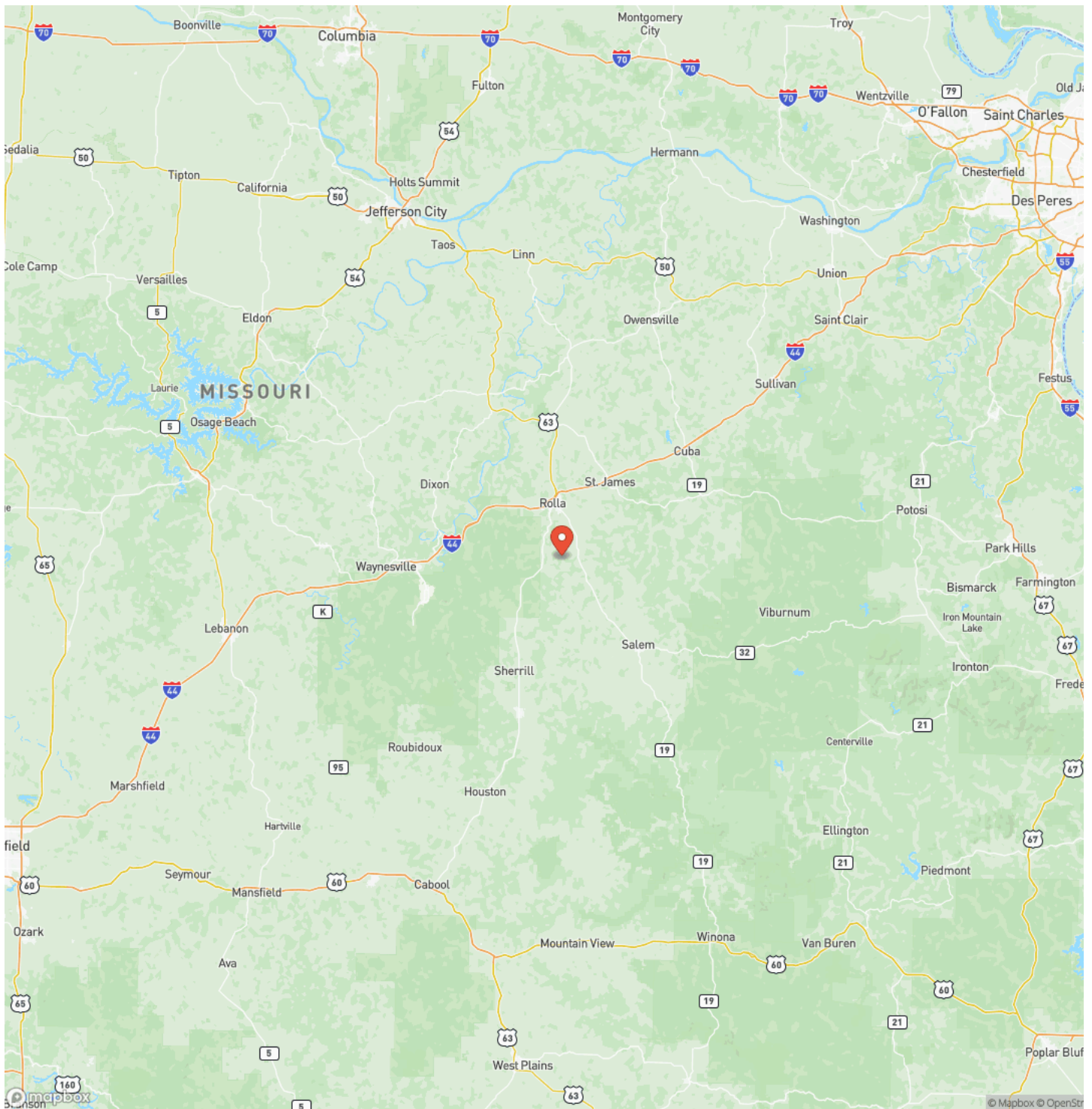
Commercial and More
Rolla, MO / Phelps County



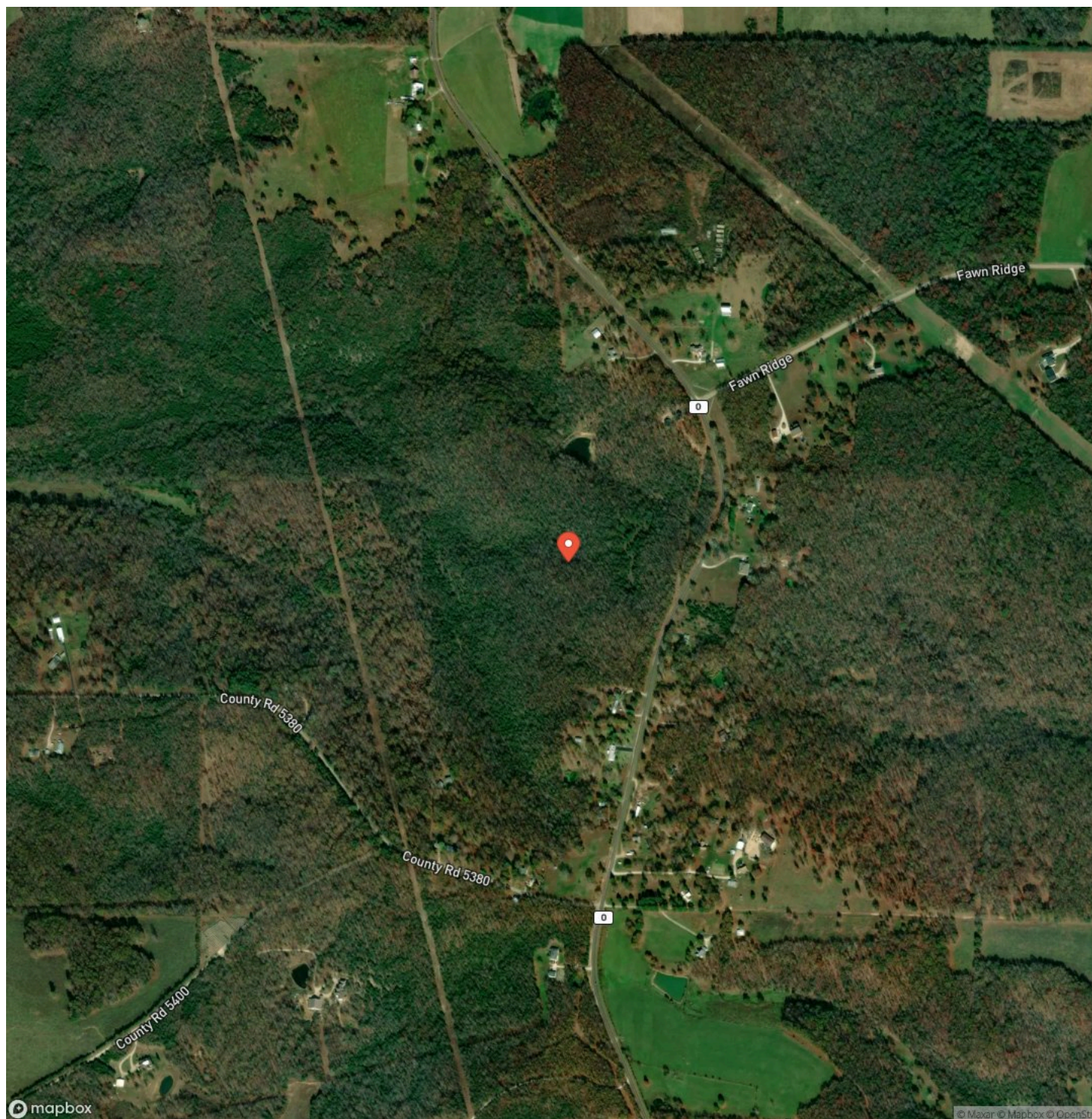
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

Mobile

(573) 578-0717

Office

(855) 289-3478

Email

yourlandhunter@gmail.com

Address

6485 N Service Rd

City / State / Zip

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.

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.



MORE INFO ONLINE:

<https://livingthedreamland.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.



Living The Dream Outdoor Properties

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Leasburg, MO 65535

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