

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

\$80,000
0.12± 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

0.12

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.

**Downtown Butler Investment Opportunity
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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