

2021 Vienna Rolla Rd
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Vienna, MO 65582

\$199,000
1.840± Acres
Maries County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



**2021 Vienna Rolla Rd
Vienna, MO / Maries County**

SUMMARY

Address

2021 Vienna Rolla Rd

City, State Zip

Vienna, MO 65582

County

Maries County

Type

Commercial, Business Opportunity

Latitude / Longitude

38.175396 / -91.946611

Taxes (Annually)

414

Dwelling Square Feet

1500

Acreage

1.840

Price

\$199,000

Property Website

<https://livingthedreamland.com/property/2021-vienna-rolla-rd-maries-missouri/46736/>



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PROPERTY DESCRIPTION

Incredible investment opportunity! 1.84ac lot with versatile structures and prime location! Discover the potential of this 1.84ac gem strategically situated on the outskirts of Vienna city limits. This property boasts a 30x50 office/shop building, a 30x30 lean-to for added storage or workspace and a 60x40 concrete pad. The shop building includes 2 office spaces and a full bath. With over 400' of Hwy 63 road frontage and over 500' of Vienna Road frontage, this lot offers unmatched visibility and accessibility for your business or investment venture. Whether you're looking to establish a thriving business, expand your current operations or secure a valuable piece of real estate this property is primed for success. Don't miss out on this remarkable opportunity to make your mark in a high-traffic, high-visibility location!

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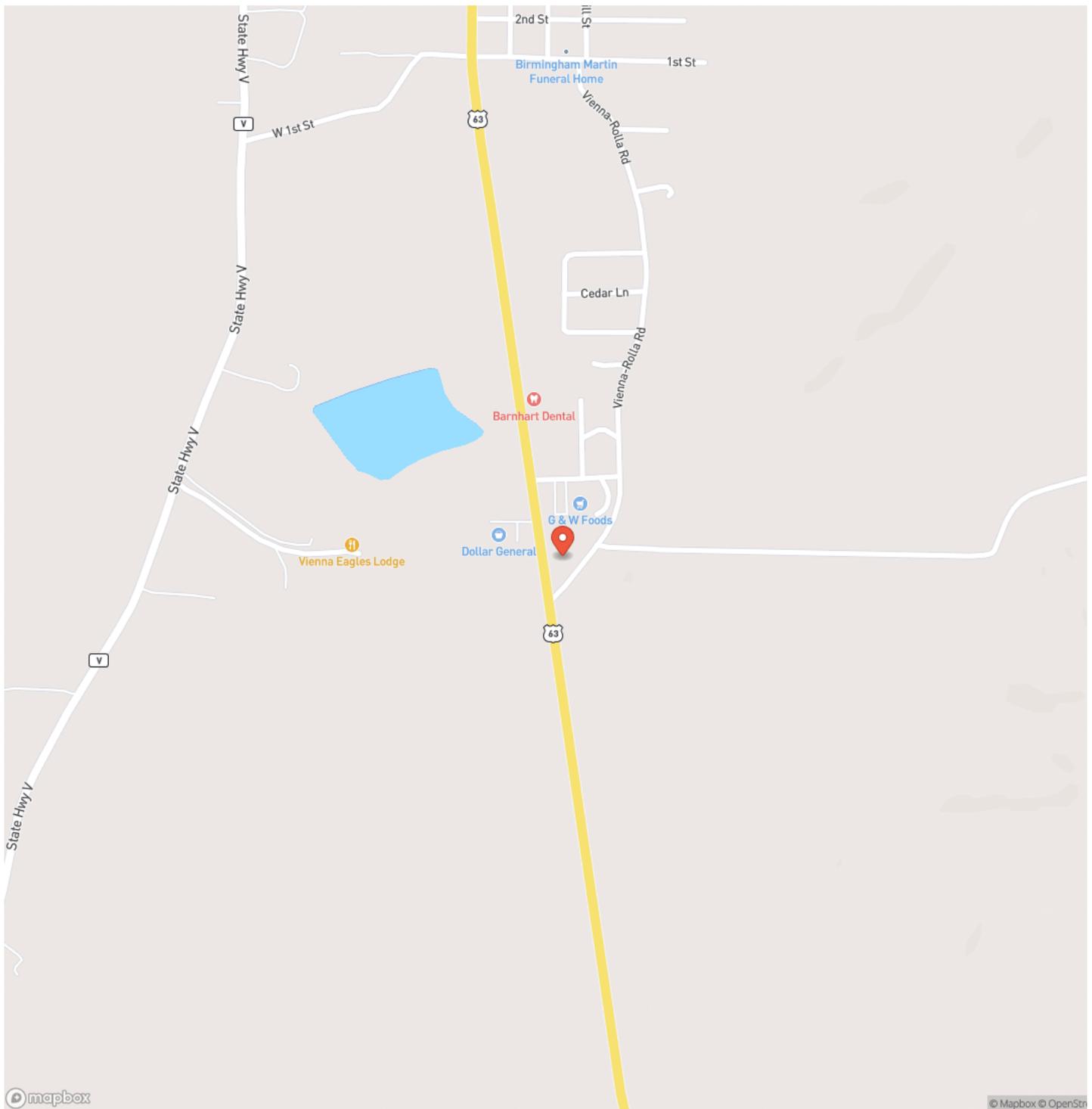


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Locator Map

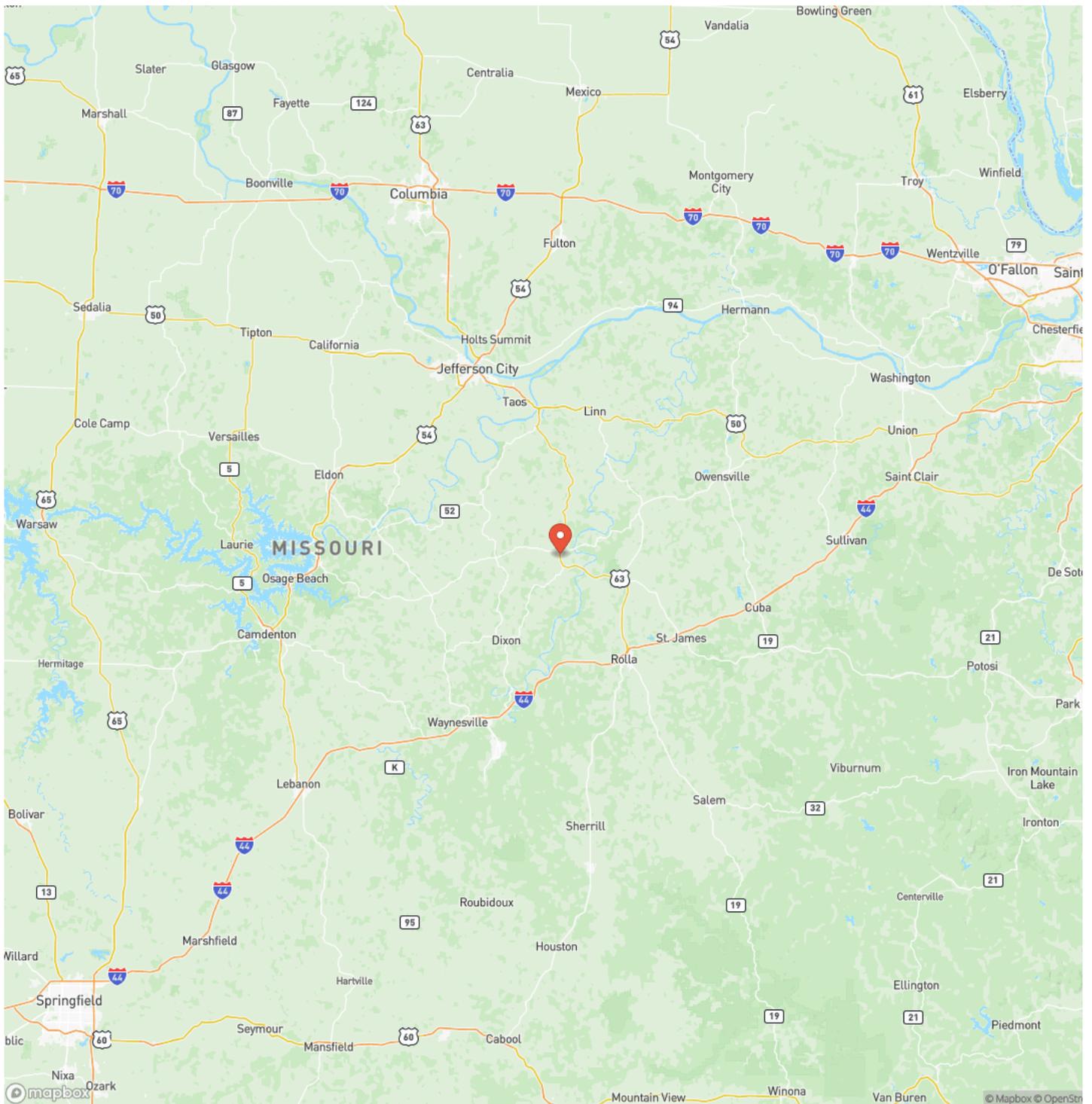


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Locator Map



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Satellite Map



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Living The Dream Outdoor Properties
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