



\$149,000

SemoMLS #: 13212 • Agency Listing #:

1913 Built	Lot	13,500 +- square feet Building	Owner Occupied Status
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Circle G Realty

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After many successful years, Christian's Store is coming to the market. This +/- 13,500 square foot building in downtown Bloomfield MO, sits on a corner lot of AA and J highways. Main store front (4500 sq ft) with large picture windows, renovated office and bathroom. The 10 ton central heat and air unit was replaced a few years ago. Upstairs is accessed by an adjacent door, wide steps lead you to another 4500 square feet of potential. Currently used as storage, this would make an excellent loft apartment or more for added income. Basement was once a pool hall and restaurant but is currently needing renovation as well and could prove to be an additional revenue stream. Christian's store is known in the area to sell food (Pizza's, BBQ, ice cream and breakfast), beer, lotto, boots, clothes and more!

ESqFt(Above): 13500	Utilities: Public	Flood Zone: No
Year Built: 1913	Water: City	School: Bloomfield
Zoning: none	Waste: Sewer	County: Stoddard
Size: 13,500 +- square feet	Heating: central	County Taxes: 817.36
Construction: brick	Cooling: Central	
Status: Owner Occupied	Rural: No	
Type: Retail sales with additional apartment potential		



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