

**\$125,000**

SemoMLS #: 16506 • Agency Listing #: MLS25064820



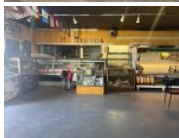
<b>1920</b> Built	<b>75X200</b> Lot	<b>2576</b> Building	<b>Leased</b> Status
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**American Elite Realty**

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**SALE PENDING** If you were raised in the Missouri Bootheel, you may think of this property as a part of history. The locals know it as the "Brown Derby" The pool hall- recreational business that was the place to go. Current use is grocery and restaurant. The property is located on State Hwy 25/ Independence Ave. Corner lot, stop light, 4 lane traffic, and a turning lane. Talk about Location! Building is estimated 4,000 sq ft. Store, game room or extra dining area, full kitchen space , 2 bathrooms. Newer shingles. The property next door is also listed for sale. see MLS25064861 Purchased together - great investment!

<b>ESqFt(Above):</b> 2576	<b>Utilities:</b> Public	<b>Lot:</b> 75X200
<b>Year Built:</b> 1920	<b>Water:</b> City	<b>Acres:</b> 0.3444
<b>Zoning:</b> Commercial	<b>Waste:</b> Sewer	<b>Flood Zone:</b> No
<b>Size:</b> 2576	<b>Cooling:</b> Central	<b>School:</b> Kennett
<b>Status:</b> Leased	<b>Rural:</b> No	<b>County:</b> Dunklin
	<b>Baths:</b> 2	<b>County Taxes:</b> 1221



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