



718 & 720 W Business Hwy 60, Dexter, MO 63841

**\$1,750,000**

**For Lease**

SemoMLS #: 16768 • Agency Listing #:



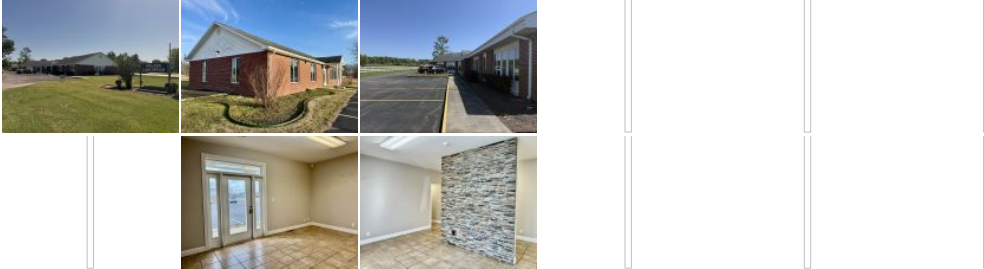
<b>1995</b> Built	<b>Lot</b>	<b>9426</b> Building	<b>Empty</b> Status
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**Young Real Estate LLC**

1516 W Bus Hwy 60  
Dexter, MO 63841  
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http://www.YRELLC.com

Prime commercial opportunity featuring two separate all-brick buildings situated on a single parcel totaling approximately 1.245 acres. With a combined square footage of around 10,000 +/- square feet of office space, this property offers versatility for both investors and owner-users alike. The front building is currently operating as a law office, providing a turnkey professional space. The rear building is vacant and ready for occupancy, offering flexibility for additional leasing opportunities or business expansion. This property may be purchased as a whole or divided, with each building being available for individual sale or lease. The front building is offered at \$1,255,000 and the rear building is \$495,000. In the event of a separate sale, an easement will be established to provide access to the rear building. Both structures are well-maintained and benefit from ample on-site parking, accommodating clients and staff with ease. Positioned along high-traffic Business Highway 60

<b>ESqFt(Above):</b> 9426 <b>ESqFt(Total):</b> 9426 <b>Year Built:</b> 1995 <b>Zoning:</b> commercial <b>Size:</b> 9426 <b>Status:</b> Empty <b>Type:</b> commercial building	<b>Utilities:</b> Public <b>Water:</b> City <b>Waste:</b> Sewer <b>Cooling:</b> Central <b>Rural:</b> No	<b>Flood Zone:</b> No <b>School:</b> Dexter <b>County:</b> Stoddard <b>County Taxes:</b> 7366
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