



**\$299,900**

## 19321 WESTERN, MARIONVILLE, MO, 65705

<https://kwelevate.org>

LOCATION! LOCATION! LOCATION! This 9.5-acre property offers approximately 1700 feet of prime Highway 60 frontage and is unrestricted. It features a remodeled 32×30 commercial building with central HVAC, office space, storage room, lobby/sales floor, and bathroom. Additional highlights include pipe fencing, an 8×16 billboard, ample parking, cleared and wooded areas, and dual road access. This [...]

- 1 bath
- Commercial
- Commercial Sale
- Active



### Basics

**Category:** Commercial Sale

**Status:** Active

**Year built:** 2001

**Business Type:** Other

**Type:** Commercial

**Bathrooms:** 1 bath

**County:** Lawrence



---

## Building Details

**Building Area Total:** 960 sq ft  
**Fencing:** Pipe

**Roof:** Metal  
**LotSizeDimensions:** 9.5

---

## Miscellaneous

**Listing Terms:** Cash, Conventional  
**Tax Annual Amount:** \$224.02

**Foundation Details:** Slab  
**Utilities:** Electricity Available

---

## Amenities & Features

**Flooring:** Concrete  
**Heating:** Propane

**Sewer:** Septic Tank

---

## Courtesy of

**List Office Name:** Century 21 Properties Unlimited

