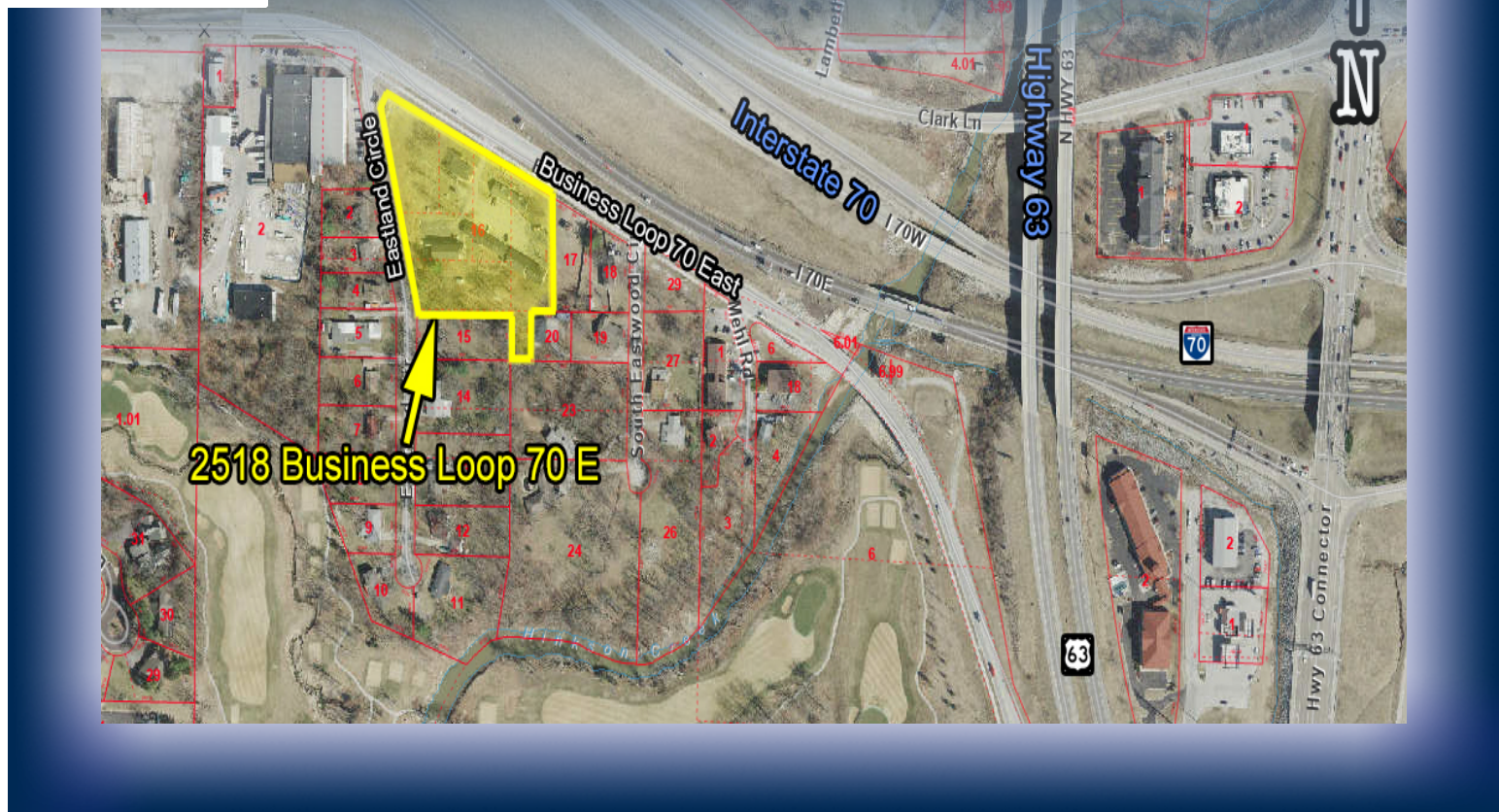


2518 BUSINESS LOOP 70E



ADDRESS	2518 Business Loop 70E Columbia, MO
PROPERTY TYPE	Land / Investment
SALE PRICE	\$900,000
LAND	3.20 acres
ZONING	M-C

DETAILS

- Existing 37 unit hotel with on-site kitchen and freestanding office area.
- Situated on 3.2 acres zoned M-C (mixed-used corridor) in the City of Columbia.
- M-C is the City's highest commercial zoning district and will allow all multi-family residential, office, and retail uses without city council oversight. Conditional use permits will allow even broader use possibilities.
- \$900,000 sale price includes all building improvements and underlying 3.2 acres.
- Easy access to Highway 63 & Interstate 70 with excellent signage and building orientation.
- Recently improved roadway corridor provides this site excellent connectivity to other retailers, medical uses, and various service providers.

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