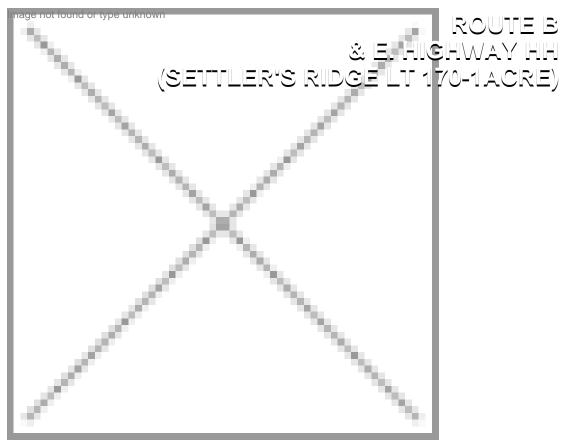
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(573) 445-1020

## **FOR SALE**



**ADDRESS** 

Route B & E. Highway HH

(Settler's Ridge LT 170-

1acre)

Columbia, MO

PROPERTY TYPE	Land
SALE PRICE	See Details
LAND	1.00 acres
ZONING	CG-P

Paul Land, SIOR PaulLand@PlazaCommercialRealty.com Mike Grellner, SIOR MikeGrellner@PlazaCommercialRealty.com Lauren Crosby, Agent LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive Columbia, MO 65203 (573) 445-1020

SIOR Individual Merabeknown

## **DETAILS**

- Commercial lot(s) located in a growing part of Columbia at the intersection of Route B and Highway HH
- Lot is currently platted as a single 1.71 acre lot, but owner will consider sale of smaller lot(s) subject to replatting with Boone County (small as 1 acre)
- Pricing is \$100,000 \$200,000 per acre depending on purchase of entire lot vs. a smaller portion (seller prefers division no less than 1 acre)
- The subject parcel is the corner lot at a high traffic area, corner of Route B/Paris Rd. and Highway HH at the entry of Settler's Ridge subdivision
- Directly across the street from a well-maintained, high volume fuel/convenience store
- County commercial zoning allows for a variety of different uses