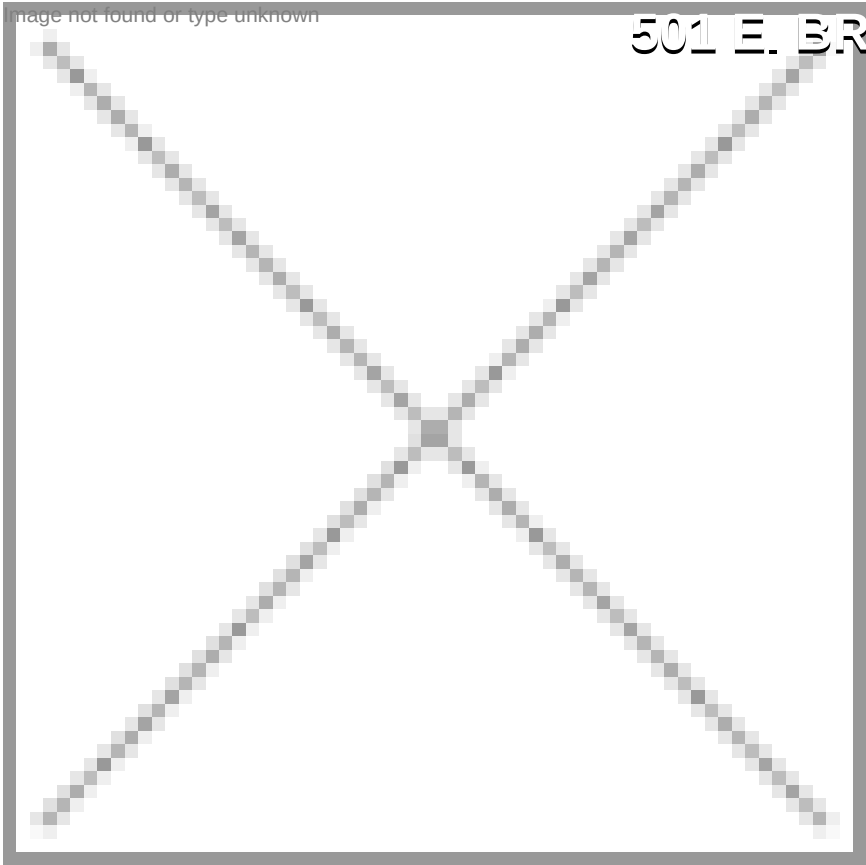


FOR SALE OR LEASE

501 E. BROADWAY



(573) 445-1020

ADDRESS

501 E. Broadway
Columbia, MO

PROPERTY TYPE

Office / Retail

SALE PRICE

\$1,700,000

LEASE

\$6,000/month

SPACE

3,200 sqft

BUILDING

3,200 sqft

LAND

0.38 acres

ZONING

M-DT

DETAILS

- Unique opportunity for a freestanding building and multi-lane drivethrough on Broadway in downtown Columbia
- Formerly a bank branch, but with adaptive re-use potential for a variety of businesses
- Excellent visibility to high pedestrian and vehicle counts
- Within blocks of the University of Missouri, City/County government facilities, and Columbia finance/banking district
- Building is 2,100 sq ft, and the covered drive area is 1,100 sq ft
- Includes use of the exterior improvements / parking lot
- Long-term tenancy with A credit tenant is sought
- Owner will also consider sale of the property for \$1,700,000
- Deed restriction will not allow occupancy by future banks / financial institutions (expires 2032)
- Rental rate is on a NNN basis

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