



HIGHLIGHTS

- Rare business opportunity on 22+ AC
- Multiple buildings on property: 3,000 SF Business building, 3,000 SF Storage building with 3 Overhead 12 Ft warehouse doors, 3,000 SF M/L Pole Barn, plus 5,000 SF Lodge
- Concrete drive connects all buildings
- Potential uses: Retreat Center, Bed and Breakfast, Resort, Retail with Restaurant, and more
- Close to Truman Lake's Long Shoal Creek and Bucksaw Marinas
- YouTube Video Tour: <https://youtu.be/VtTyKe4iWN8>

FOR SALE

\$699,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 POPULATION	55	379	823
2018 AVG HOUSEHOLD INCOME	\$32,000	\$34,198	\$36,038

TRAFFIC COUNTS

HWY 7 AND 13 HWY

5,159 vehicles/day

George Jump

Senior Broker Associate

Office: 816-251-1475

Mobile: 913-558-6828

Email: gjump@reececommercial.com

PHOTOS

236 NW HWY M, CLINTON, MO 64735



George Jump

Senior Broker Associate

Office: 816-251-1475

Mobile: 913-558-6828

Email: gjump@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.
© 2018

PHOTOS

236 NW HWY M, CLINTON, MO 64735



George Jump

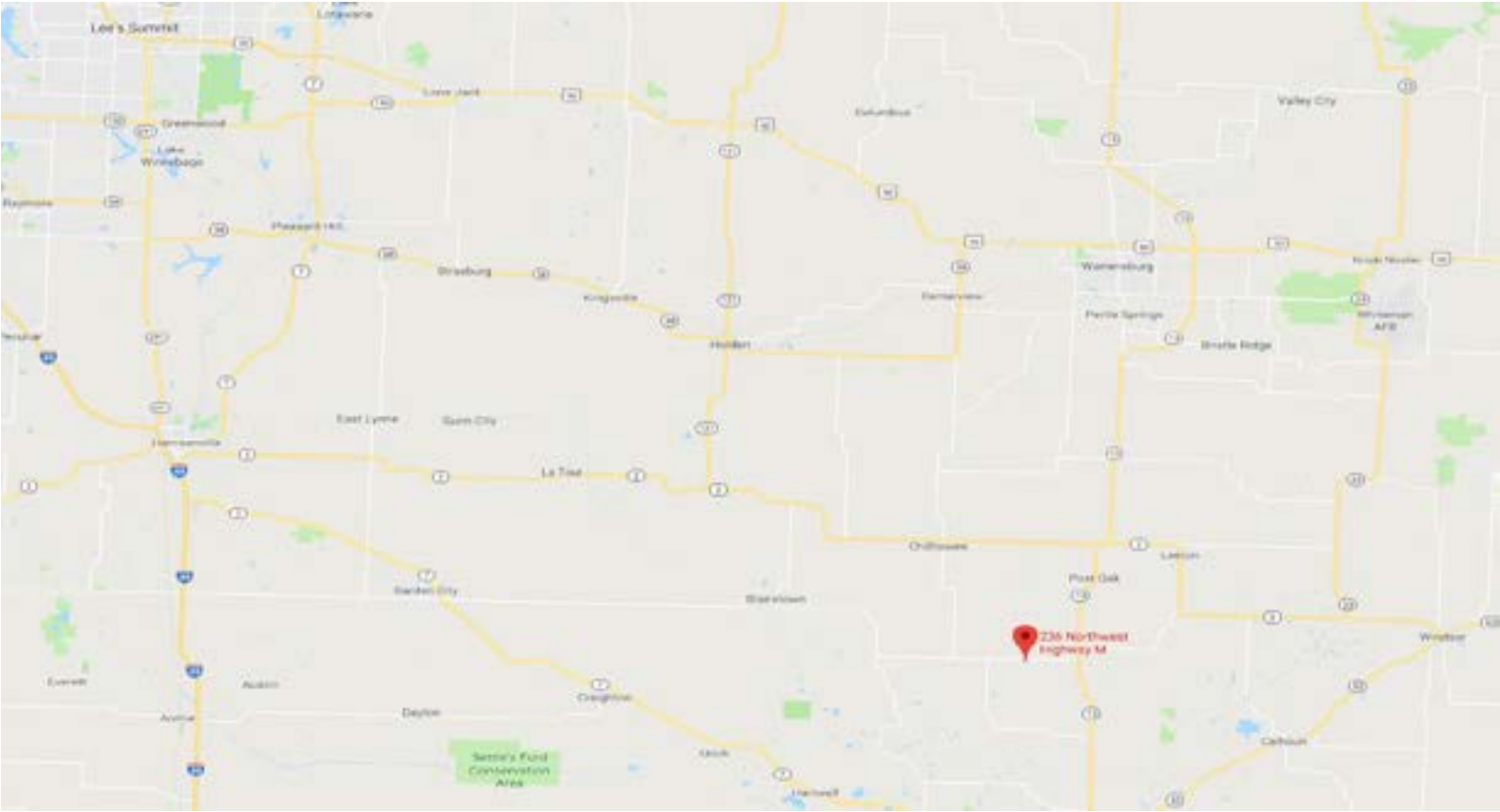
Senior Broker Associate

Office: 816-251-1475

Mobile: 913-558-6828

Email: gjump@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.
© 2018



DIRECTIONS

- From Kansas City take 50 Hwy going East
- Turn right onto SW State Route 58
- Turn left on SW County Road
- Turn left onto SW Route 2
- Take sharp right onto 13 Hwy
- Turn right onto NW Highway M - property on left

CONVENIENTLY LOCATED

- 2.5 Miles from HWY 13
- 10 Miles from HWY 7
- 1-1/2 hours from Kansas City
- 1 hour and 45 min from Springfield, MO
- 20 Minutes from Bucksaw Resort & Marina

George Jump

Senior Broker Associate

Office: 816-251-1475

Mobile: 913-558-6828

Email: gjump@reececommercial.com