



Bundle Event! 304 S. Main Street, Vandalia, MO For Sale at Auction

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, AUGUST 27TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

304 S. Main Street
Vandalia, MO 63382

ACRES: .17±

COUNTY: Audrain

AUCTION DETAILS:

Bidding Ends Wednesday, August 27th at 10AM

Buyer's Agents Welcome – See Co-op Agreement for complete details!

Commercial Building with Multiple Possibilities – Great Visibility in a Busy Downtown Corridor

Located in the heart of Vandalia, Missouri, this commercial building offers solid visibility and flexible space options for a variety of business ventures. Sitting directly across from the YMCA, this high-traffic location is well-positioned for both foot and vehicle traffic. The building is currently divided into three separate units—one of which is fully finished and operated as a tanning salon, while the other two are in various stages of renovation.

Recent improvements include a new roof, updated siding, and exterior work, offering a clean, modern appearance that's ready for new ownership or tenants. Whether you're looking to open a boutique, barber shop, office, or expand with rental income, this property checks the right boxes.

- ☒ Key Features:
- ☒ One building, divided for two or three individual business units
- ☒ New exterior, roof, and siding
- ☒ High-traffic location across from the YMCA
- ☒ One unit fully finished and currently set up for tanning salon use
- ☒ Two additional units partially remodeled
- ☒ Ideal for retail, office, salon/barber, or service-based businesses
- ☒ Strong potential for rental income or multi-business use

Lat/Long: 39.3079, -91.4861—Distance to: Mexico, MO: 14 miles - Bowling Green, MO: 26 miles - Wentzville, MO: 64 miles



PRESENTED BY:

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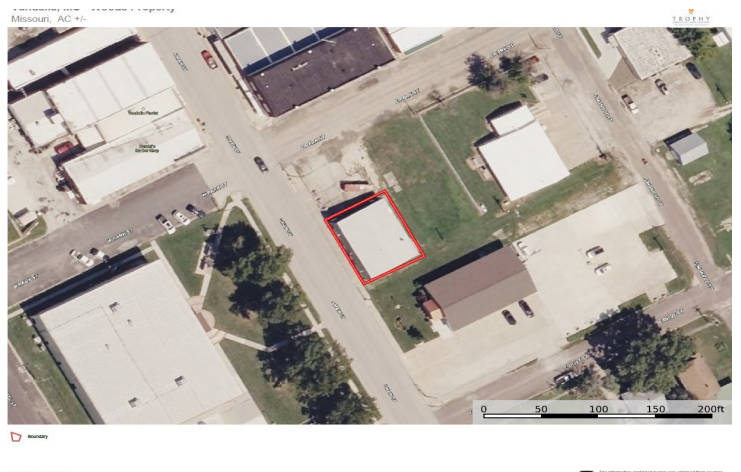
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.