



106 E Highway 54 Vandalia Missouri Commercial Real Estate Auction - Woodward Automotive

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

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BIDDING ENDS THURSDAY, FEBRUARY 27TH AT 10:40 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

106 E Highway 54
Vandalia, MO 63382

ACRES: .58

COUNTY: Audrain

AUCTION DETAILS:

3% Commission to Buyers Agents!

Bidding Ends Thursday, February 27th at 10:40AM.

For sale at auction, the former Woodward Automotive property, located at 106 E Highway 54, Vandalia, MO, offers a versatile commercial space with multiple rental opportunities. Situated at the high-traffic 4-way stop in Vandalia, the property is well-positioned for visibility and business potential. It includes two store fronts facing Hwy 54 and one facing Route W/Main Street.

The property is currently generating rental income from three tenants on month-to-month leases, totaling \$950 per month. The automotive garage, measuring 60 x 90 feet, features four overhead doors—three measuring 12 feet wide by 14 feet tall, and one 12 feet wide by 12 feet tall. The Hwy 54 store front is 46 x 26 feet, with a 14 x 15 office, a 12 x 15 break room, and a bathroom. The Main Street store front measures 28 x 29 feet, while the workshop/storage area is 30 x 30 feet.

The buildings are interconnected, but each space can be separated into four individual units for various commercial uses. The property is located 17 miles from Bowling Green and 27 miles from Mexico, MO.



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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.