



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

40'x60' Morton Building With Prime Highway Frontage For Sale—Benton County

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



PROPERTY ADDRESS:

32979 Highway MM
Warsaw, MO 65355

PRICE: \$156,950

ACRES: .34±

COUNTY: Benton

PROPERTY HIGHLIGHTS:

- 40'x60' Morton Building
- High-quality construction
- New metal exterior w/ modern look
- All new windows & overhead garage door installed
- Complete electrical rewire throughout the entire building
- Closed-cell spray foam insulation on walls
- Open-cell spray foam insulation on roof and upper walls
- 100 feet of Hwy MM frontage
- Ample parking space
- No zoning restrictions – ideal for business, storage, or personal use
- Minutes from Warsaw, Lake of the

PROPERTY DESCRIPTION:

Unlock the possibilities with this fully updated 40'x60' Morton building, located on 100 feet of prime Hwy MM frontage, just minutes from Warsaw, Lake of the Ozarks, and Truman Lake. Whether you want to launch a business, expand operations, create a personal retreat, or invest in a high-visibility property, this listing checks all the boxes.

Recently renovated from the ground up, this versatile building boasts a brand-new metal exterior, energy-efficient windows, and a new overhead garage door that offers both convenience and curb appeal. Inside, you'll find all-new commercial-grade wiring and premium spray foam insulation, with closed-cell insulation on the walls and open-cell insulation on the roof and upper walls, ensuring maximum comfort, durability, and energy savings.

With no zoning restrictions, ample parking, and high-traffic exposure, this is a blank canvas for retail spaces, storage solutions, or even the ultimate man cave—opportunities of this level rarely become available. Bring your vision—this space is ready!



PRESENTED BY:

RASHELL BURKE

Land & Home Specialist

M: (660) 723-0414

P: (855) 573-5263 x7XX

E: rburke@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100

Chesterfield, MO 630056

www.Trophyapa.com

leads@trophyapa.com

40'x60' Morton Building With Prime Highway Frontage For Sale—Benton County

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

Benton County, MO



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION