



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

Prime Commercial Property for Sale - Audrain County

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PRICE IMPROVED



PROPERTY ADDRESS:

804 W Hwy 54
Vandalia, MO 63382

PRICE: \$324,500

ACRES: .34±

COUNTY: Audrain

PROPERTY HIGHLIGHTS:

- Built in 2023
- Highway frontage
- Finished interior with office space
- Central AC & Heating unit
- 3 – 10x12 drive in overhead doors
- Four post vehicle lift
- Security system

PROPERTY DESCRIPTION:

This newly built (2023) commercial property offers outstanding visibility and functionality with its prime highway frontage location. The building features a finished interior complete with office space and central heating and air conditioning, creating a comfortable and professional environment for business operations. Designed for versatility, the property includes three 10' x 12' drive-in overhead doors, providing easy access for vehicles and equipment. It also comes equipped with a four-post vehicle lift, making it ideal for automotive services or related industries. To further enhance security and peace of mind, the property is outfitted with a modern security system.



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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals