

One Stop Gas Station
11011 Highway Z
Falcon, MO 65470

\$259,900
4.010± Acres
Laclede County



One Stop Gas Station
Falcon, MO / Laclede County

SUMMARY

Address

11011 Highway Z

City, State Zip

Falcon, MO 65470

County

Laclede County

Type

Commercial

Latitude / Longitude

37.490354 / -92.429523

Acreage

4.010

Price

\$259,900

Property Website

<https://livingthedreamland.com/property/one-stop-gas-station-laclede-missouri/42590/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Welcome to this turnkey commercial opportunity that combines prime location, ample space, and convenience, making it a perfect investment for entrepreneurs. The convenience stores act as a central hub for many small communities in the Midwest. This store conveniently sits at a highway intersection; For the rural area this is a very high traffic count location. Proudly serving the community fuel or other necessities that save a long trip to town. This fully functioning business has a full kitchen with fryers, cookers, pizza oven and other misc kitchen equipment including a brand new Taylor brand ice cream machine and many other items and equipment; too many to list. The fully functioning restaurant and dining room with full menu draws in locals as well as travelers. The attached garage would be a great location to expand dining operations with a full larger dining room or perhaps use it for a walk in beer cooler, automotive repair etc. This property sits on the corner of 4 acres and provides plenty of opportunity for expansion.

MORE INFO ONLINE:

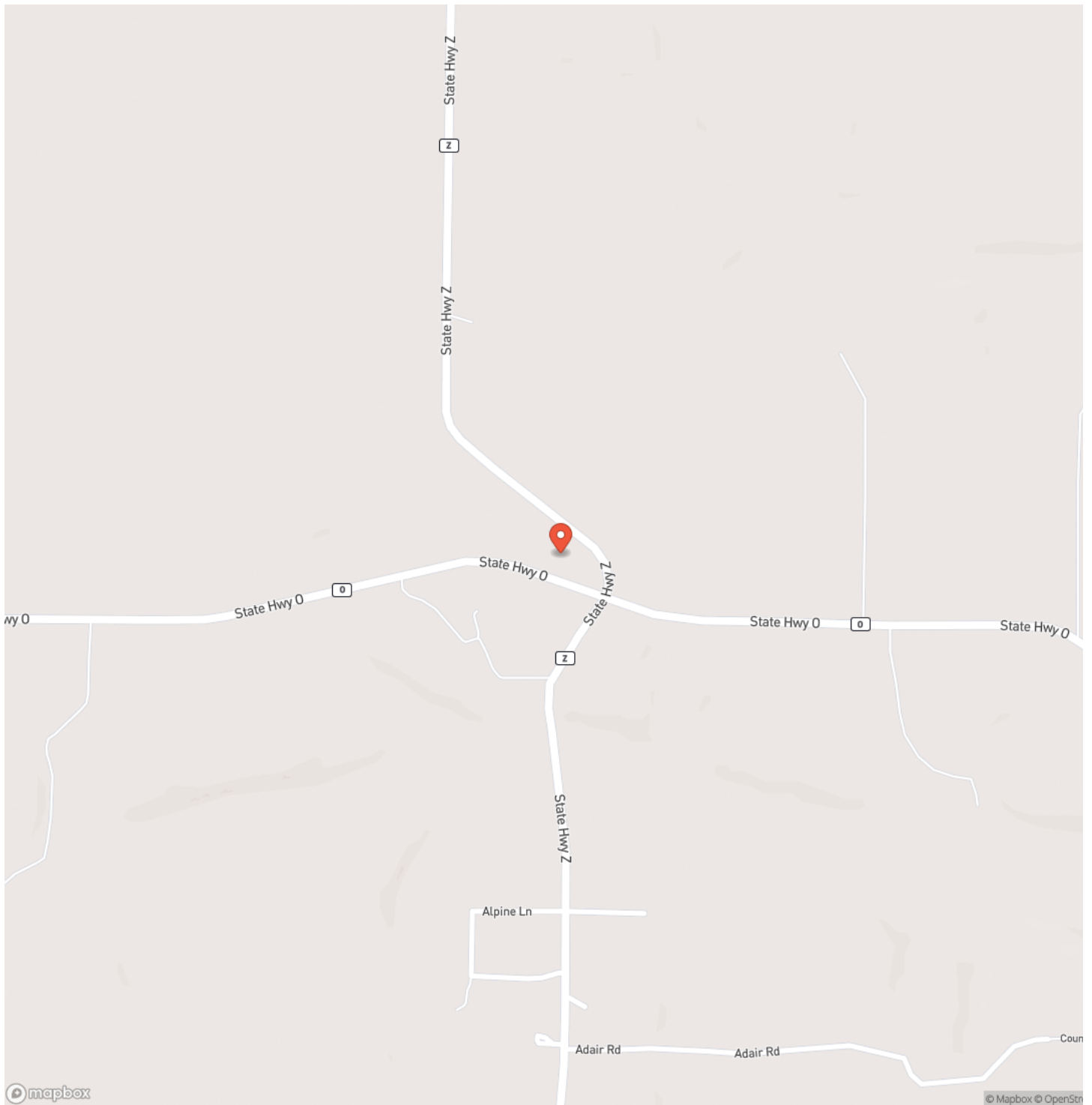
<https://livingthedreamland.com/>



**One Stop Gas Station
Falcon, MO / Laclede County**



Locator Map

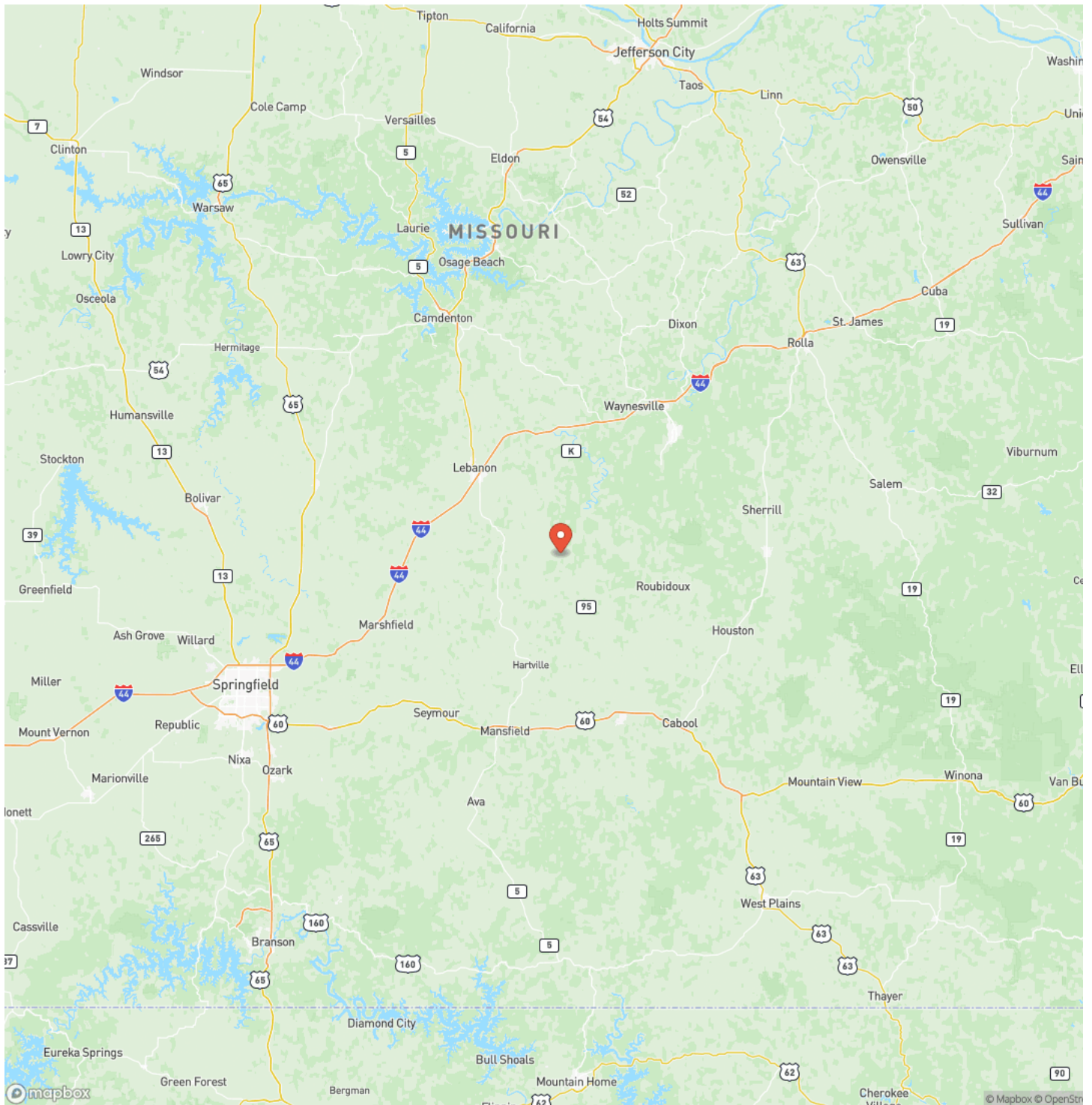


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Browning

Mobile

(417) 260-5176

Office

(855) 289-3478

Email

jwbrowning92@gmail.com

Address

26435 Sandbar Lane

City / State / Zip

Laquey, MO 65534

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

