

2021 Vienna Rolla Rd
2021 Vienna Rolla Rd
Vienna, MO 65582

\$199,000
1.840± Acres
Maries County



2021 Vienna Rolla Rd
Vienna, MO / Maries County

SUMMARY

Address

2021 Vienna Rolla Rd

City, State Zip

Vienna, MO 65582

County

Maries County

Type

Commercial, Business Opportunity

Latitude / Longitude

38.175396 / -91.946611

Taxes (Annually)

414

Dwelling Square Feet

1500

Acreage

1.840

Price

\$199,000

Property Website

<https://livingthedreamland.com/property/2021-vienna-rolla-rd-maries-missouri/46736/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Incredible investment opportunity! 1.84ac lot with versatile structures and prime location! Discover the potential of this 1.84ac gem strategically situated on the outskirts of Vienna city limits. This property boasts a 30x50 office/shop building, a 30x30 lean-to for added storage or workspace and a 60x40 concrete pad. The shop building includes 2 office spaces and a full bath. With over 400' of Hwy 63 road frontage and over 500' of Vienna Road frontage, this lot offers unmatched visibility and accessibility for your business or investment venture. Whether you're looking to establish a thriving business, expand your current operations or secure a valuable piece of real estate this property is primed for success. Don't miss out on this remarkable opportunity to make your mark in a high-traffic, high-visibility location!



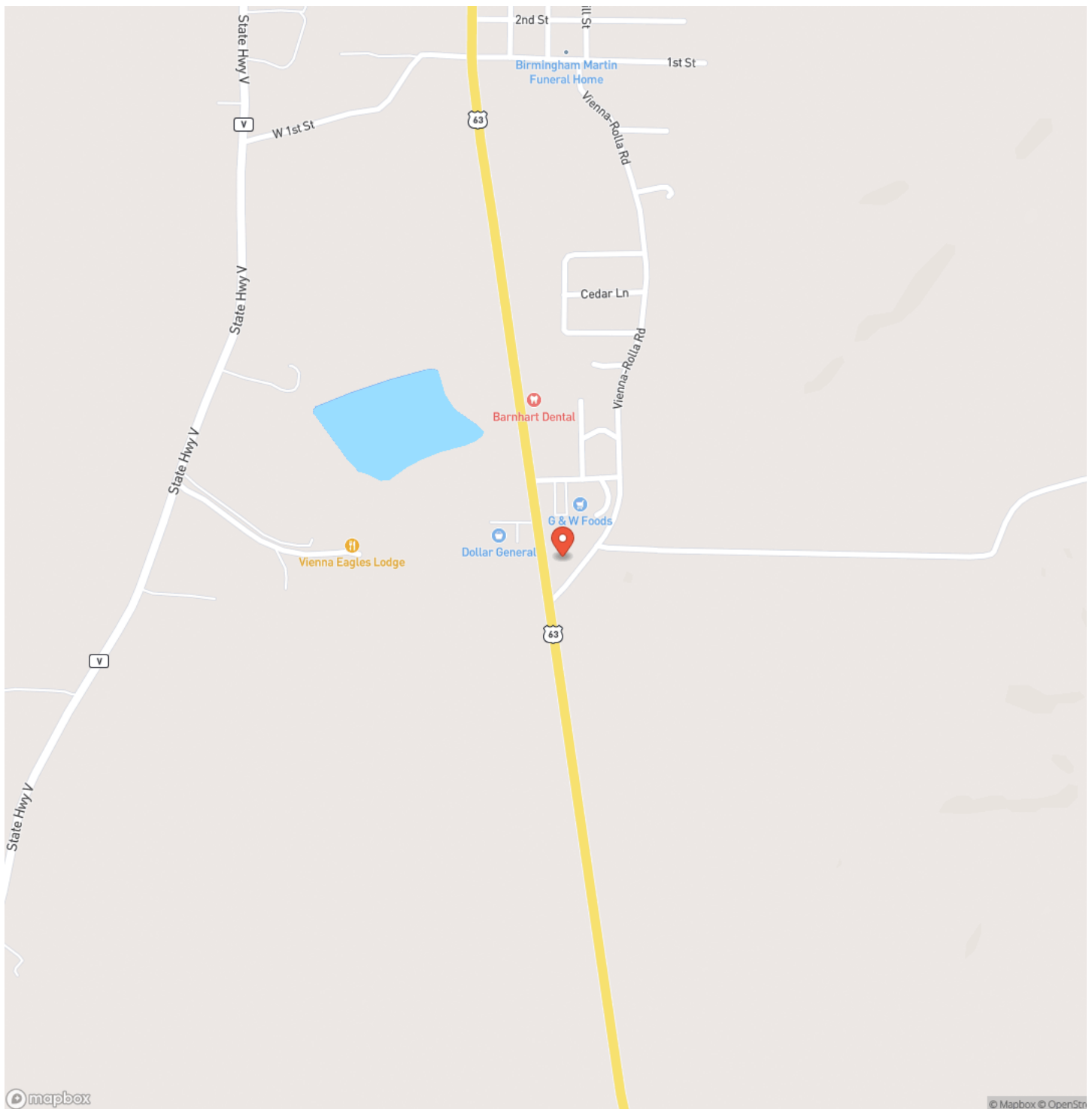
2021 Vienna Rolla Rd
Vienna, MO / Maries County



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Locator Map

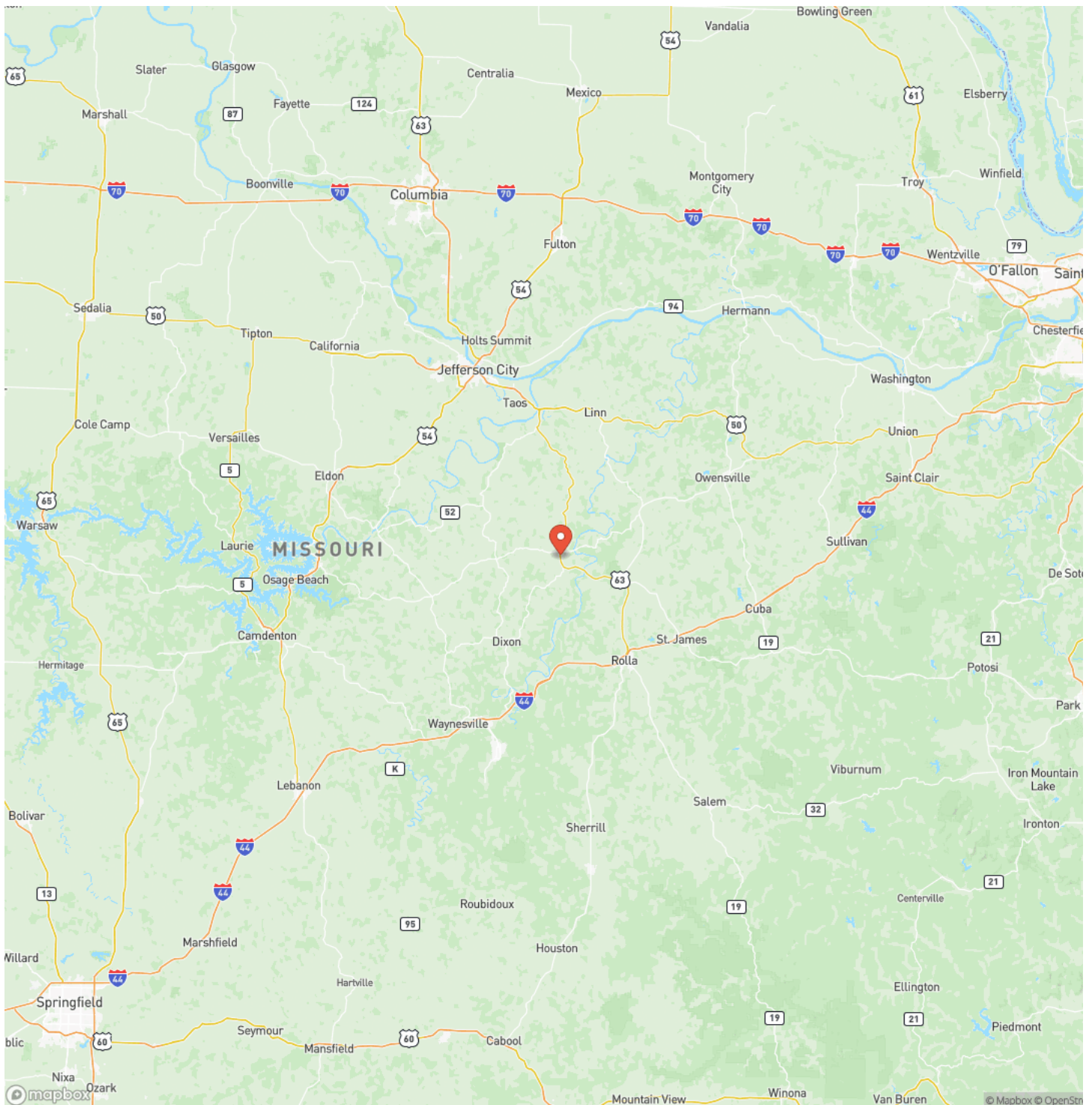


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



2021 Vienna Rolla Rd
Vienna, MO / Maries County

LISTING REPRESENTATIVE

For more information contact:



Representative

Joey Kidwell

Mobile

(573) 202-4068

Email

joey@livingthedreamland.com

Address

515 S. Franklin St.

City / State / Zip

Cuba, MO 65453

NOTES

[illegible]

MORE INFO ONLINE:

<https://livingthedreamland.com/>

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/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

