

Commercial Land — Route WW, Columbia, MO

C-GP Zoned Development Site | Adjacent to the Elk's Club



\$440,000
ASKING PRICE

+/- 1.68 AC
SITE SIZE

C-GP
ZONING

Route WW
FRONTAGE

Available
UTILITIES



PROPERTY OVERVIEW

Prime development site available adjacent to the Elk's Club on Route WW in Columbia, MO. This 1.68-acre tract offers excellent visibility and access along a key east Columbia arterial, with flexible C-GP zoning suited for retail or office development. The sale is contingent upon subdivision of the parent 3.68-acre parcel — buyer to assume all associated platting and subdivision costs. An ideal opportunity for an owner-user or investor looking to capitalize on a well-located, right-sized commercial site.

PROPERTY HIGHLIGHTS

- Arterial Route WW frontage with strong visibility
- Dense, established residential neighborhoods adjacent
- Adjacent to Elk's Club & Break Time convenience/fuel
- Right-sized 1.68-acre pad or small multi-tenant site
- C-GP zoning — broad retail & office uses permitted
- Utilities available to site
- Growing east Columbia trade area
- Buyer-funded subdivision of parent 3.68-acre parcel

PROPERTY DETAILS

Asking Price	\$440,000
Site Size	+/- 1.68 Acres (Proposed)
Zoning	C-GP — Boone County, MO
Frontage	Route WW
Utilities	Available to Site
Sale Contingency	Subdivision of parent 3.68-acre parcel; buyer responsible for all subdivision costs
Suitable Uses	Retail, Office, Medical Office, Restaurant Pad, Professional Services

Jack Maher III, President

Maher Commercial Real Estate | JLM Properties, Inc.
573.228.6321 | maher3@jlmproperties.com | mahercre.com
3610 Buttonwood Dr., Suite 200 | Columbia, MO 65201



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Aerial Photography



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The information contained herein has been obtained from sources believed to be reliable. All information should be independently verified prior to any transaction.

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