

416 S Clark Ave  
416 S Clark Ave | Bolivar, MO | US | Polk County  
Available SF: 6,804 | Sale Price: \$180,000



Building Type:	Industrial
Available SF:	6,804
Total SF:	6,804
Year Built:	1993
Sale Price:	\$180,000
Last Updated:	Jul 18, 2025

Economic Development Contact

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Economic Development Partnership / Bolivar & Polk County  
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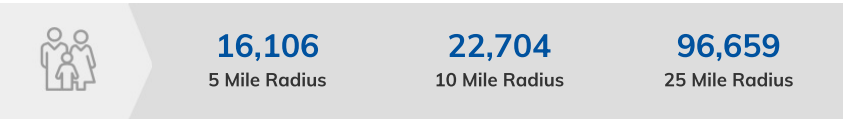
Realtor/Owner Contact

Rob Partin  
| robp@partinrealestate.com

Property and Area Description

Turnkey Storage Unit Business with Huge Potential!Seize this incredible opportunity to own a small storage unit business with endless growth potential. Located just off busy streets in a thriving residential area, this property is perfectly positioned for success. Its prime location near schools, parks, and community activities ensures consistent demand and easy accessibility for locals. The versatile space is ideal for personal or business storage, with no work have instant income with no construction needed. Whether you're looking for a steady income stream or a starter business to develop and scale, this is your chance to invest in a promising venture. Don't miss outa'make it yours today!

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

## Property Images



**Bradley Testerman | President/CEO | Economic Development Partnership / Bolivar & Polk County**  
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