



Building Type:	Commercial
Available SF:	1,500
Number of Stories:	1
Expandable:	Unknown
Zoning:	Commercial
Site Size:	2.99 Acres
Year Built:	1980
Former Use:	Convenience Store Gas station
Specialty Features:	Cold Storage
Can Subdivide:	Unknown
Within City Limits:	Yes
Sale Price Note:	\$315,000
Last Updated:	Apr 9, 2025

Economic Development Contact

Sue Goulder - Director
Macon County Economic Development
303 N. Missouri St. Ste. A
Macon, MO 63552
| sgoulder@cvalley.net

Realtor/Owner Contact

Jason, Schempp
Heritage House Realty, Inc.
660-665-5638

Property and Area Description

Commercial Sale: 2.99acres Calling all investors! Don't miss out on this investment opportunity located just off of Highway 63 in Atlanta, Missouri. This previous convenience store/gas station comes with many items to give your business a head start, and is the only one within 10 miles! The 1500 sq. ft building sitting on about a 3 acre lot will give you the option to be creative with your business dreams. Don't wait, call Michael Chrisman or Jason Schempp today for your showing!

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 63 (1 mi.)
Nearest Interstate: I-70 (66.5 mi.)
Nearest Airport: Macon Fower Memorial Airport (20.5 mi.)
Nearest Commercial Airport: Kirksville Regional Airport (10 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: City of Atlanta
Water: City of Atlanta
Sewer: City of Atlanta
Telecommunications: City of Atlanta