



Naylor Real Estate
 Albany, MO — 660.726.3777
 Contact: Rick Naylor, Broker Owner
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 email: Rick@NaylorRealEstate.com



#4005: Commercial -- Show
 Albany, MO 64402 (Gentry County)
Location, Location, Location — Price Reduced: \$174,900

3 Warrior Drive, Albany

Located on US HWY 136 with one of the best locations in the area this 2400 sq/ft building is ready for its next life. Formerly a Subway Restaurant it is presently vacant and wide open for a new use. Solid construction and just 15 years old. Neighboring business include a motel, two local restaurants, health clinic, car dealership, insurance agency and high school sports facility.

Bedrooms:	Heating: Forced Air 2 Zones
Baths: Half: 2	Cooling: Central
Floor Plan:	Water: City
Sq.Ft.: 2400	Sewer: City
Walk-in Closets:	Architecture:
Fireplaces:	Const. Materials:
Garage:	Date Built: 2005
Bsmt: Slab	Land:
Roof: Composite	Taxes: \$6,200
Acres or Lot size: 1.77 m/l 77,101	Incorporated:
Appliances/Equipment:	
Other Interior Features: Open Floor Plan	
Other Exterior Features: Large 1.7 acre lot with tons of parking	
Misc Features: Corner Lot	
Land Improvements:	
Legal Description:	
Room Size Details:	

Just one of the thousands of properties for sale you can see on



Southern Iowa - Northwest Missouri - Northeast Missouri - Mid Missouri



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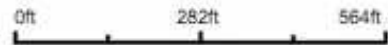


Subway.jpg

Aerial Map



map center: 40° 15' 18.57, -94° 20' 39.58



24-63N-31W
 Gentry County
 Missouri



2/23/2017

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