

COMMERCIAL REAL ESTATE AUCTION

Tuesday, April 25th, 2023 @ 12:00 PM



9 Charleston Plaza, Charleston, MO 63834



51,320± Sq. Ft. of RETAIL SPACE with 4 Lease Holds

Formerly Walmart Large Box Retailer

This property would be a great investment opportunity with unlimited possibilities, for retail or a supermarket. This building was built in 1979 and has 72 parking spaces.

13.33 ACRES IN 5 TRACTS & COMBINATIONS!

REAL ESTATE TRACTS:

Tract 1 - 5.375 Acres (Formerly Walmart) 51,320 SF of Retail Space, Tract 2 - 0.907 Acres, Tract 3 - 4.452 Acres, Tract 4 - 0.299 Acres, Tract 5: 2.30 Acres (Formerly Country Mart) 32,371 SF of Retail Space

CHARLESTON PLAZA SHOPPING CENTER - 2ND - INSPECTION DATE:

Tuesday, April 18th - 10AM CST - 12PM CST



1 Charleston Plaza, Charleston, MO 63834

32,371± Sq. Ft. of RETAIL SPACE • 18.5' High Ceiling

Formerly Country Mart

This 2.3± acres is located in Charleston, MO approximately 28 miles south of Cape Girardeau and 14 miles east of Sikeston with I-57 visibility just off the I-57 ramp. Surrounding retailers include McDonalds, Pizza Hut and Plaza Tire. There is also an out lot available on this property. This property would be a great investment opportunity and has unlimited possibilities.



AUCTION
HELD AT:

CHARLESTON UNITED METHODIST CHURCH

1700 E Marshall St, Charleston, MO 63834

Tuesday, April 25, 2023 @ 12:00 PM

REAL ESTATE TERMS: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections Investigations, Inquires, And Due Diligence Concerning The Property.

HOMES - ESTATES - FARMLAND - WATERFRONT

HARRIS
Real Estate & Auction

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PRINCIPAL BROKER / AUCTIONEER
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