



214 Prodo Drive  
Jefferson City, MO 65109

[www.kolbproperties.com](http://www.kolbproperties.com)  
573-893-7320

## 204 and 208 Metro Drive, Jefferson City, MO

Sold - ID: ID-637 - Jefferson City - Office



Building Size	11,720 sq ft
Space for Lease	11,720 sq ft
Zoning	C-2
Lot Size	.82
Tenant Pays	Utilities, janitorial
Landlord Pays	Taxes, Insurance, CAM

### **SOLD**

For Sale \$490,000

For Lease \$9.00 SF Modified Gross

204 & 208 Metro Drive For Sale

204 Metro is 5,520 SF

208 Metro is 6,200 SF

These two buildings are connected with an enclosed breezeway.

Ideally suited for an owner/user that is looking for additional income.

Great maintenance free exterior

Good Parking

Newer Roofs

New updated interior/buildouts for 204 Metro

Central location near Hwy 179 and Industrial Drive

Ask about historic low SBA Financing

Landlord will provide new paint and carpet.

Landlord pays Taxes, Insurance, CAM

Tenant pays utilities & janitorial

Broker is Owner

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**Chris Gates**

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