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Online Only Real Estate Auction

539 West Main Street, Hillsboro, MO 63050

1,530+/- SF
COMMERCIAL BUILDING
w/ FULL BASEMENT!



Bidding Closes: 6PM
Thur., August 31, 2023

Viewing: 2:30-4:30PM
Sun., August 27, 2023

County: Jefferson ♦ **2022 Taxes:** \$1,307

Exemptions: None

Parcel Number: 17-2.0-03.0-2-001-013

Zoning: Commercial

Total Lot Size: 0.19+/- Acres

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

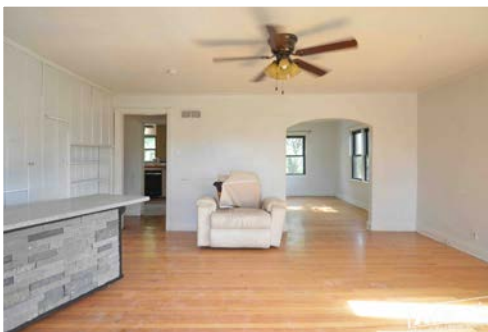
Final Bid is Subject to Owner/Seller Approval. LIC# 044000169
Any announcement made day of sale takes precedence over any printed material

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

539 West Main Street Property Information



4 Office Spaces/2 Restrooms ♦ 1,530+/- Finished SF ♦ Year Built: 1946
1 Car Attached Garage ♦ Electric: Breaker Box ♦ Sewer: Public ♦ Water: Public
Concrete Driveway ♦ Gas Furnace ♦ Wood Burning Fireplace ♦ Gas Water Heater
Central Air Conditioning ♦ Basement: Full, Unfinished, Walk-Up Through Exterior Cellar Door



Commercial opportunity in Hillsboro! This potential filled property features four private office spaces, two restrooms, a full kitchen, large entry way with wood burning fireplace, breezeway connecting the main building to the garage, screened in back porch and full walk-up basement. The property is zoned C-1 light commercial but could be used as a residence through approval from the City of Hillsboro. Situated on a spacious lot and located right next to the courthouse.

