

# 1006 Nettleton Avenue Suite A

**\$625,000**

Thayer, MO 65775



**2.0 Bathrooms**  
**2050 Square Feet**  
**Lot Size: 0.17 Acre**  
**Listing #: 24084-67140**  
**County: Oregon**

This versatile commercial building, located at 1006 A Nettleton Ave in Thayer, Missouri, presents an incredible opportunity for businesses or investors.

**Large Office Space:** This space welcomes you with a spacious lobby and reception area, complete with a reception window. This space includes 3-4 private offices, a conference room, a kitchen area break room, and a restroom. The high ceilings create an open and professional atmosphere. Additionally, the unfinished basement, which includes a second restroom, offers plenty of space for expansion or secure storage. The building is also equipped with a security system for added peace of mind.

**Location & Surrounding Area:** Situated in Thayer, Missouri, this property enjoys a prime location in Oregon County, near the Missouri-Arkansas border. Thayer is a small, welcoming town with easy access to major transportation routes, making it an ideal location for business. Oregon County's scenic landscapes and thriving local businesses make it a great place to live and work, with a supportive community and access to beautiful outdoor recreation.

**Additional Opportunity:** Also available is a smaller adjoining office space featuring a lobby with a reception window, a large open general room, 2 private offices, a restroom, and a kitchen area break room. Like the larger office, this space also has basement storage, offering flexibility for various business needs. There is also a **0.37-acre vacant lot available** located directly behind the main building that further enhances the property's potential. This lot is perfect for additional parking, future building expansion, or development into a separate commercial space, giving you the flexibility to accommodate future business growth.

This property, with its flexible office spaces, growth potential, and additional vacant lot, is a fantastic opportunity for businesses or investors to establish or expand their presence in West Plains, Missouri. Don't miss out on a commercial property with significant potential for development.

## Key Features

- Commercial Building for Sale
- Missouri Business Opportunity
- Thayer Office Building for Sale
- Investment Property for Sale
- Oregon County Commercial Prop.
- Commercial or Retail Building
- Ozarks Investment Property
- Thayer Office Building for Sale



**WEST PLAINS**



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