



616 Lana Drive

Cameron, MO

Starts At \$100,000 | Appraised at \$1,400,000

Bidding Ends: June 4 - 1:00 PM

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About The Property

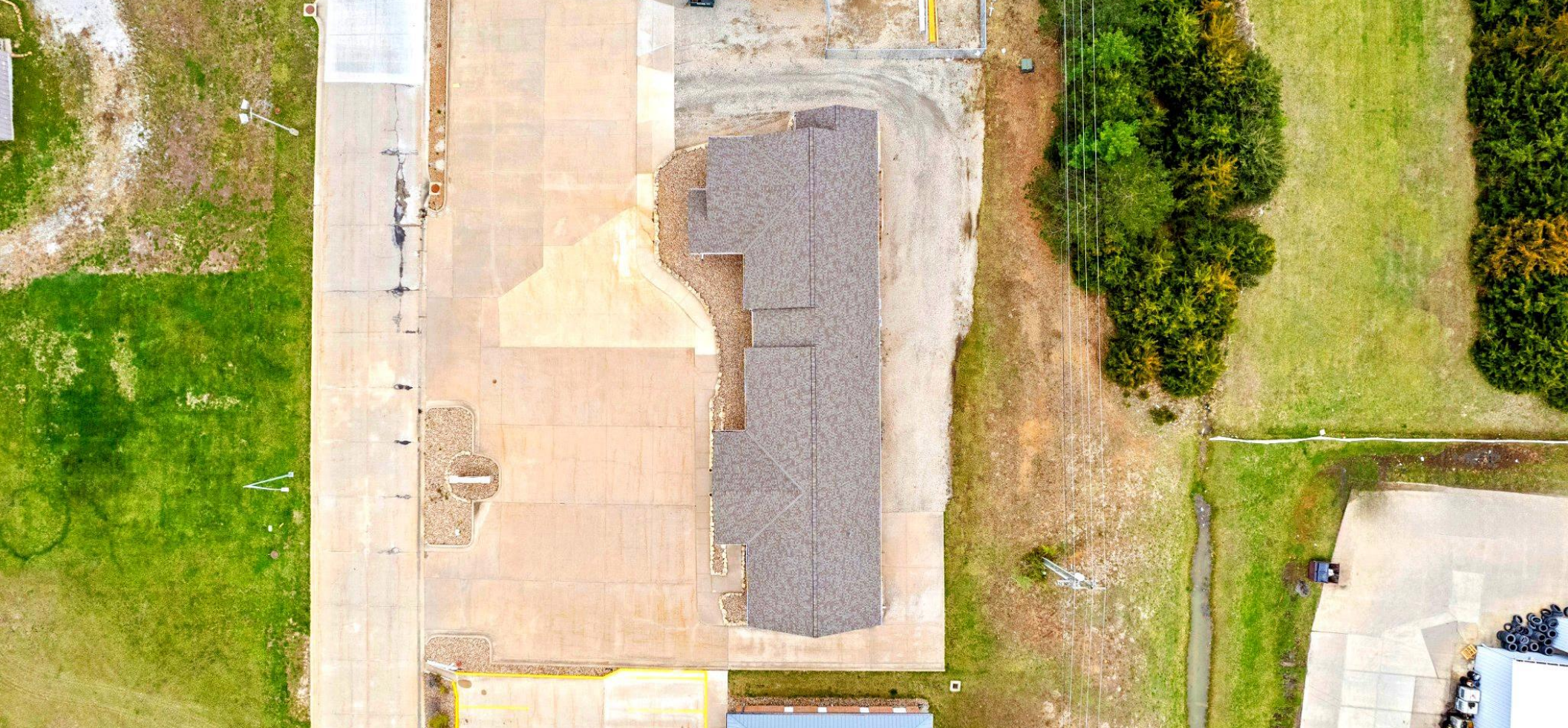
- 8,687± Rentable SF
- 10 Private Offices
- 6 Bathrooms
- 2 Conference Rooms
- 2 Kitchens
- High-End Reception Lobby
- Dual-Wing Floorplan
- Large Open Basement For Future Expansion



Additional Highlights

- 17 Years of Remaining Tax Increment Financing Reimbursements
- Complete Roof Replacement (2023) + LED Lighting & Zoned HVAC
- Location Offers Unmatched Signage Visibility & Exposure to High Traffic Counts
- FF&E Package Included





Positioned in one of Cameron's most visible commercial corridors, is an 8,687 ± SF turnkey executive office with 17 years of remaining TIF reimbursements. Ideal for owner-users or professionals, the layout includes 10 private offices, two conference rooms, formal reception, two kitchens, and six restrooms. The seller is open to leasing back two offices. The lower level features a finished bonus room, storage, and expansion potential. Recent upgrades include a 2023 roof, zoned HVAC, LED lighting, and TIF-funded parking improvements. Interior finishes include solid wood trim, coffered ceilings, and natural light throughout. FF&E—desks, AV, and decor—conveys. Located near I-35 & Hwy 36 with strong signage exposure. Appraised at \$1.14M!! **Bidding Ends June 4 at 1:00 PM**



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