

# 17346 HWY CC

Neosho, Mo 64850



**List Price:** \$230,000  
**MLS#:** 1305861  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 2,155  
**Price / Square Foot:** \$106.73  
**Type:** CommercialSale  
**Built:** 1978  
**County:** Newton (MO)  
**School:**

## Description

Rare opportunity to own a convenience store and gas station located at the intersection of Highway CC and Highway 60—prime visibility with daily traffic flow. This property is the only gas station within a 5.5-mile radius, making it a vital stop for locals, commuters, and travelers alike. The store includes fuel pumps, a walk-in cooler, and a full-service counter. While the property does need some updating, the solid structure and layout offer a strong foundation for renovation or rebranding. Ample parking, easy access, and excellent signage potential make this an attractive investment for entrepreneurs or investors looking to bring new energy to this location. With no immediate competition and significant highway exposure, this is a value-add opportunity you don't want to miss. Schedule a private showing today and explore the possibilities.

## Property Details

Lot Size	3.00 Acres
Air Condition	CentralAir,Electric
Appliances	ElectricWaterHeater
Exterior	AluminumSiding
Listed By	Collier and Associates - Missouri