

HARTMAN
REAL ESTATE *Commercial*

1202 Market Street
P.O. Box 294
Hermann, MO 65041
www.hartmanrealestate.com
Phone: 573-486-2927
Fax: 573-486-5042
info@hartmanrealestate.com

CIRCA 1898 RENOVATED FARMER'S MERCANTILE BUILDING

IDEAL for YOUR HOME and / or BUSINESS!

BED & BREAKFAST POTENTIAL!

ADJOINS the KATY TRAIL!

WITHIN 3 MILES of DOWNTOWN HISTORIC HERMANN!



**4,000 sq. ft. OF HISTORIC CHARM BUILT ABOUT 1898 & HAD SERVED
AS A SOCIAL & COMMERCIAL CENTER FOR THE COMMUNITY.**

Listed on the National Register of Historic Places

\$295,000

Listing #JB949

500 Walnut Street, Hermann (McKittrick), MO 65041



Information herein is not warranted
& subject to change without notice.
We assume no liability for errors.



**Built About 1898 2 Story Full Brick
Completely Renovated 2009/2010:**

Plumbing, Electric, Windows (Main Level
Windows & 3 Doors have Tempered Glass),
HVAC Systems, Insulated Walls & Ceiling,
Installed a Commercial Kitchen (Kitchen
Appliances are Negotiable), are Just the
Major Improvements

Approximately 2000+ sq. ft. Each Level

**Main Level Offers a Large Open Area with
Beautiful Pressed Tin Ceilings, Period Lighting
& Ceiling Fans, Deep Front Display Windows,
Gorgeous Wood Floors. The Kitchen Offers
Tile Flooring, a commercial 3-bay sink & a
commercial Larkin Exhaust Hood. There is
also a Large Bath on this Level & a Wide
Staircase Leading to the 2nd Floor**

**Upper Level is a Huge Open Area with Built-In
Seating Along Both Lengths of the Room that
also has the Beautiful Pressed Tin Ceilings,
Period Lighting & Ceiling Fans You Will Find
the Same Gorgeous Wood Floors as on the
Main Level. Lots of Windows Flood this Level
with Natural Light, a Raised Stage Area, a
Closet & a Large Full Bath. The 2nd Level
Would Make Ideal Living Quarters For You or
B & B or Special Event Venue**

Full Poured Concrete Wall & Concrete Floor

**Basement (Approx. 6' High) with Sump Pump
Standing Seam Metal Roof (Repainted July 2021)
90' x 119' x 91' x 130' Level Corner Lot**

**Heat: High Efficiency Natural Gas (from Hermann)
Forced Air Furnaces -- 2 Units, 1 for Each Level**

**Air Conditioning: Central Electric -- 2 Units,
1 for Each Level**

**Water / Septic: Deep Well & Septic System with
Concrete Tank & Laterals. Shared with Joey's
Birdhouse B & B**

**Natural Gas 50-Gallon Hot Water Heater Located
in Kitchen. Also Services Full Bath Upstairs**

Electric: Ameren. 2 Meters -- One for Each Level

Huge Patio on South Side of Building

Large Wooden Garage / Shed

2022 County & City Taxes: \$1,052.24

Old Sign on Outside of Building Not Included

Property is Considered in a Floodplain -- Owner

Believes Water has Never Been on the Main Floor

Listing Agent: Julie Bruckerhoff

**Directions: From Missouri River Bridge in
Hermann take Highway 19 North across the
Missouri River for 2.3 miles to right into the town of
McKittrick. Follow Main Street to the Mercantile Building
on your right.**



LOCATED NEXT TO THE KATY TRAIL!

