



T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

WELCOME TO 136 E. 4TH STREET

Trophy Properties and Auction • (855) 573-5263 • leads@trophypa.com • www.trophypa.com

PRICE IMPROVED



ADDRESS: 136 E 4th Street, Hermann, MO 65041

PRICE: \$499,000

BUILDING SIZE: 3,007 SF

SCHOOLS DIST: Gasconade Co R-I

YEAR BUILT: 1900

TAXES: \$2,846

TAX YEAR: 2024

PROPERTY HIGHLIGHTS:

- Commercial Property
- Located in downtown historic Hermann
- Historic Building
- Originally "Graf Printing Co."
- High Pedestrian Traffic

PROPERTY DESCRIPTION:

Historic building in the heart of downtown Hermann, offering a prime location with high pedestrian traffic. Built in 1900, this extraordinary property was home to 'Graf Printing Co', which was owned and operated by Julius and Theodore Graf. The building features some of the original wood floors & trim, and a façade that showcases stunning architectural details. With both street and alley access, including a loading dock, it's perfect for retail, restaurants, professional offices or a new printing company! Surrounded by neighboring stunning historic buildings, it's perfectly located directly across from the German School Museum and Gasconade County Historical Society. The building is equipped with a newer HVAC system and water heater, along with 1 full bath and 2 half baths. A unique opportunity in a vibrant, and growing community! Don't miss this opportunity to own this memorable property!



PRESENTED BY:

DANA POE

Home & Land Specialist

M: (573) 645-5047

P: (855) 573-5263 x776

E: dpoe@trophypa.com

Trophy Properties and Auction
 640 Cepi Drive, Suite 100
 Chesterfield, MO 63005
 www.trophypa.com

WELCOME TO 136 E. 4TH STREET

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com • www.trophy.com

