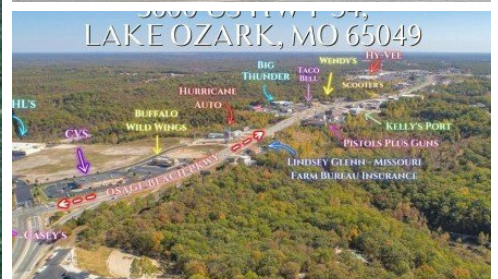
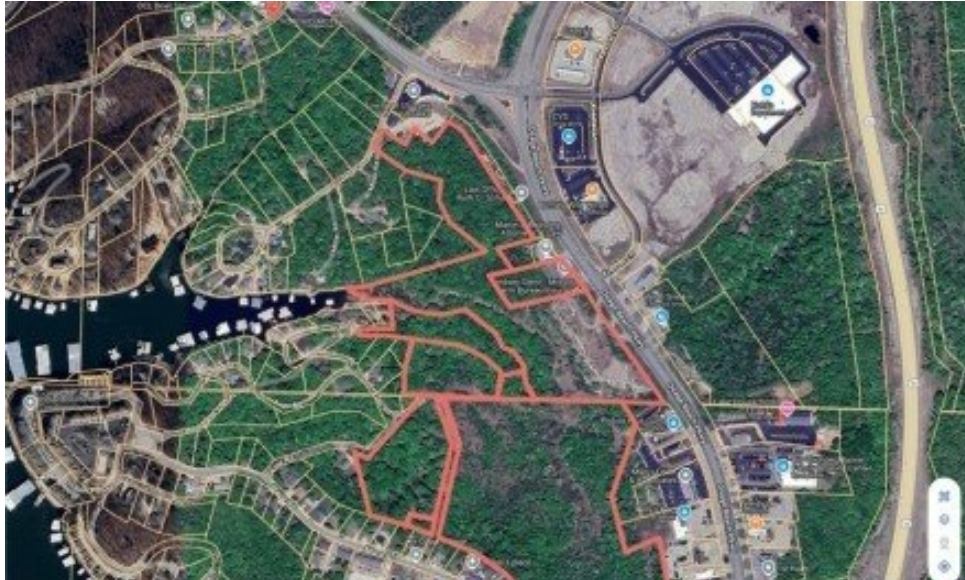


**3600 Osage Beach Parkway**  
Lake Ozark, MO 65049



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**MLS# 3569237**



**\$4,000,000**

**2,625 Sqft**

As the Lake continues to grow, don't miss the opportunity to grow with it as this is one of the most traveled areas at the Lake of the Ozarks! Well over 10,000 vehicles travel Old HWY 54 every day! This Commercial Building sits in a prime location on Osage Beach Parkway and features 2625 sqft, a billboard and 46 Acres of land. The possibilities are endless with 917 feet of road frontage, there is plenty of room to build a hotel, shopping center, apartments, restaurants, or any other commercial structure. This wonderful location is close to the new casino being built, Buffalo Wild Wings, CVS, Aldi, Menards, Kohls, Taco Bell, Wendy's and so much more. Some of the highest traffic counts in the area, PLUS roadside exposure from two lane traffic... You won't find a better location to build or relocate your business than this!



**JESSE W HEALD**

Albers Real Estate Advisors

For full listing details, please scan:

