

**212 & 25 W Hwy 54 & Keeney Street**  
Camdenton, MO 65020



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**MLS# 3572119**



**\$369,500**

**6,438 Sqft**

Camdenton. Very Enticing 125 Ft Hwy Frontage + 254 Side Street Frontage Commercial Real Estate Package on W Hwy 54 just 3-4 Blocks from Town Square. Traffic Count is 16, 549 Vehicles per Day. On .607 Acre Corner Lot which Includes 3 Types of Properties (All Adjacent) 1.) Commercial Approx 6, 438 Sq Ft Building on Level Land w/Large Parking Lot 2.) Back Flat Vacant Parcel for Addtl Parking or Building Expansion; 3.) 1, 100 Sq Ft, 2 Bed/1Ba House (Additional Rental Income). All useable Fixer Uppers, Being Sold As-Is. Formerly an Auto Garage/Station (See completed DNR Phase 2 Tank Removal Reports). Renter has moved out. Great Visibility w/ Easy Access. So Many Possible Uses: Retail, Office Building, Auto or Marine Garage/Sales, Restaurant, Medical, Rental Property, Supply Storage Building, etc. Commercial Building includes: Large Reception Area, Glass Atrium Display Room, Large Office Area, 3 Different Shop Areas w/3 Large Commercial Garage Doors, Storage Areas, Sump Pump, Drains in Floors of Shop Areas. (Back Wall needs some Work) Great Opportunity. Ceiling Heating Units have been removed from all 3 shops. Zoned Commercial & Residential w/ 1 Parcel #. \*Must See Extra Feature Sheet\*



**JOSIE MANTLE**

RE/MAX Lake of the Ozarks

For full listing details, please scan:

