

955 Hwy 54
Camdenton, MO 65020



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MLS# 3573017



\$395,000

Prime commercial opportunity in a high-visibility location next to Scooter's Coffee with direct frontage on Highway 54! This prominently positioned site offers unmatched exposure, with over 24,000 cars passing daily according to the 2023 MoDOT map. Conveniently located near the lake, fishing, golf courses, schools, bars, and restaurants, this property is perfectly placed for a variety of business ventures. City Water and Sewer connections are easily accessible, and the C-2 zoning offers flexible commercial possibilities. Whether you're launching a retail space, service business, or professional office, this lot delivers location, traffic, and convenience. Some restrictions apply to adjoining businesses, ensuring a strong surrounding mix. With growing development in the area and Osage Beach's continued expansion, this is a smart investment with huge potential. Ready for your next venture? Don't miss your chance to secure a premier spot in one of the Lake's fastest-growing corridors inquire today!



JEFFREY D KRANTZ

RE/MAX Lake of the Ozarks

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