

**1335 E US Hwy 54**  
Camdenton, MO 65020



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**MLS# 3574671**



**\$1,500,000**

**9,141 Sqft**

Prime commercial building on Highway 54 in Camdenton! Double lot with 1.37 acres and great visibility on an extremely heavily traveled highway just as you enter/exit Camdenton. This former bank is in great condition and ready for the next commercial endeavor. Curb appeal, quality construction & a well maintained structure! Over 4,300 sq ft on the main level with offices, storage, a break room, tellers area, and even a vault! The upstairs can be easily accessed from the elevator or either staircase which enables the upstairs to be functional as part of the lower level or a totally separate, rentable space. The upper floor is finished nicely but offers so much opportunity for the right person to finish it out to their needs. This building has many potential uses and will be an exciting commercial acquisition. It is very difficult to find highway property between Wal Mart and the square. Even if you could find one, put pen to paper. Take in consideration a 9,200 sq ft brick building, that is sprinklered, has an elevator, paved parking, concrete sidewalks/aprons, signage, lighting & landscaping and look at the value in this purchase. Camdenton is growing, grow your business with it!



**MATTHEW JAMES SCHRIMPF**

BHHS Lake Ozark Realty

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