

**3515 Parkway**  
Osage Beach, MO 65065



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MLS# 3577030



**\$2,500,000**

Incredible Commercial Opportunity in Prime Osage Beach Location. Don't miss this rare chance to own a versatile 15,000 sq ft commercial building in one of the highest-traffic areas. This expansive property offers endless potential & is currently outfitted for firearm and archery retail but with its flexible layout, it's perfect for a wide range of business ventures. The main level impresses with 21-foot vaulted ceilings finished in Colorado pine, a stunning floor-to-ceiling stone gas fireplace, a spacious L-shaped service desk, office space, custom gun cases, and a dedicated gun museum. Downstairs, you'll find a bright and inviting archery shop with large windows, a serene water feature, and a fully equipped service and repair desk. This level also features a professional indoor shooting range with six 50-foot lanes & a comfortable lounge-style seating and viewing area. Whether you want to continue in retail, expand into multiple businesses, or reimagine the space entirely, the possibilities are endless. Ample parking is available to accommodate your future customers with ease. Be sure to check out the video tour and call today to learn more about this exceptional opportunity.



**PEGGY LYNN ALBERS**

Albers Real Estate Advisors

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