

910 Opportunity Road
Camdenton, MO 65020



Powered by **lakefrontexpo.com**

MLS# 3577216



\$510,000

5,480 Sqft

4.95-acre property with an impressive 5880 sq ft multipurpose shop/office facility minutes from the Camdenton airport and by other distribution and industrial properties. The building features Five (12-foot tall) electric garage doors, including one with a dedicated loading dock. 2,400 square feet of finished modern office space. Inside, you'll find large meeting areas, 6 private office rooms, a kitchen, two large storage rooms, and 2.5 restrooms. The structure is fully spray foam insulated and climate-controlled with four HVAC units two serving the shop and two for the office. The property is equipped with LED lighting throughout, high-speed AT&T fiber internet, a full alarm system, and data wiring throughout every room. The shop includes a dedicated air compressor house with a new compressor, and piped air lines run throughout the workspace for easy tool access. Additional features include county water, propane tank, septic system with leach field, and a fully fenced lot for added security and utility. This is a turn-key setup for any growing business in need of space, infrastructure, and a convenient location in the heart of Lake of the Ozarks. The seller would consider renting.



Robert G Kupfer DR

Coldwell Banker Lake Country

For full listing details, please scan:

