

2265 Bagnell Dam Boulevard
Lake Ozark, MO 65049



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MLS# 3577443



\$3,000,000

21,186 Sqft

Unmatched Commercial Real Estate Opportunity in the heart of the Lake of the Ozarks. Located on Bagnell Dam Blvd, this premier building stands as a beacon of success, offering 3 expansive levels of opportunity all seamlessly accessible via elevator with plenty of parking in the front & back. There are 2 current long-term tenants & the lower level (previously Saint Mary's Urgent Care) sits vacant & has 4465 SF with 19 offices available to lease. Situated near the Horseshoe Bend intersection, this gem boasts panoramic views of the main channel & Community Bridge, giving your business maximum exposure w/ one of the best traffic counts in the area. And it's located directly across the street from two of the Lake's most high-end restaurants & within walking distance to the Bagnell Dam Strip, offering a variety of clientele that pass by year-round. The middle & upper levels both have a full kitchen, one with high-end appliances like Viking, Wolfe & Sub-Zero. With over 20,000 sqft of space, the possibilities are endless. This property currently has a steady stream of revenue & the opportunity for more awaits once the prime lower level is occupied. Strong financials available with an NDA.



MICHAEL JAMES SWIFT

EXP Realty, LLC

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