

**3151 State Hwy Yy**  
**Shell Knob, MO 65747**



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**MLS# 60297393**



**\$590,000**

**2,628 Sqft**

CONVENIENCE STORE IN SHELL KNOB! What an incredible opportunity to own and operate one of the newest and nicest lake front convenience stores in the area. This clean, sleek store features all the amenities you'll need to bring in the lake crowd and shoppers including a cafe that serves up hot, delicious meals. Many revenue streams to be had including retail, snacks, gas, food, soda, gaming, bait, propane and more. Very well kept, this business has maintained a steady flow of customers who know this as their go-to store in the community. The outdoor area of 1275 sq ft has plenty of seating and plans have been in the works to bring in evening entertainment during the summertime to create a deeper sense of community sheltered around this store. The store was built not long ago in 2016 from the ground up. Concrete Slab, Septic, Well-Shared, New Roof (silicon-based coating) in 2020, There is a bonus 584 Sq Ft patio/sunroom with garage doors that opens up into the outdoor seating area offering additional seating away from the elements or colder months. The possibilities within are limited only by the passions of the ownership. Great opportunity awaits.



**Scott Haymes**

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Murney Associates - Primrose

For full listing details, please scan:

