

9755 State Highway 13
Kimberling City, MO 65686



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MLS# 60298782



\$800,000

Zoned for Nightly rentals! Units can also be subdivided per zoning. 2 buildings. Building A is a charming three plex with townhome design. 1200 sf in each unit (upstairs/downstairs) built in 1978. They are 2 BR/2BA, updated paint and flooring in several units. Deck and lake views. The second building is a 6 plex Built in 1993. Almost 800 sf in each unit 2 BR/1 BA. All units feature central heat and air, kitchen appliances. Roof new in 2020, multiple Heat and air systems have been replaced. (See detail sheet) Proven Rental History and many of the updates have been made. Individually metered utilities. Owner pays water and trash. Public water and septic certified by Stone County. Expenses are minimal and many opportunities since all 9 of these units are zoned for Nightly condo rentals. Currently used as a long-term rental. 2 units have been emptied and some tenants are month to month to facilitate conversion, or new tenants can be placed prior to closing. Manager is happy to continue. Vinyl siding, laminate or LVP flooring and newer paint in each unit. Units have been updated as tenants move in/out. Beautiful views of the Lake from every unit. Restaurant next door. Great location in area of new construction. Close to both Kimberling City and Dogwood Canyon. just 1.5 south of Kimberling City Bridge. Public boat ramp nearby. There is a nice road



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