

**9755 State Highway 13**  
**Kimberling City, MO 65686**



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**MLS# 60298789**



**\$800,000**

**8,400 Sqft**

Zoned for Nightly rentals! 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 sewer 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. So this 7 monthly tenants, with 2 units in the 6plex open and ready to convert as desired. Vinyl siding, laminate 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 behind the complex that has access to the Lake, parking space for about 4 or 5 cars and great cove for kayaking or canoeing. There is a trail completed to walk



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