

2140 Bagnell Dam Boulevard
Lake Ozark, MO 65049



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MLS# 3579592



\$4,499,000

29,369 Sqft

Lake of the Ozarks iconic and premier office building is for sale at Lake of the Ozarks. If you have ever been in the building you remember the view & the experience of being in the building. I have heard it many times but this one truly has some of the best views on the entire lake! Nearly 30,000 sq ft, lake frontage, hwy frontage, great parking, & an elevator, all located in the heart of Lake Ozark with easy access to the community bridge, Bagnell Dam strip & Horseshoe Bend Parkway. The building has been condominiumized and every unit except for unit 105 is included in the sale. Currently the building is completely occupied with great tenants. The possibilities with this structure are endless. Keep it as the landmark office building it is, turn part of it into a restaurant, or even create residential opportunities. The majority of the walls in the building can be removed allowing for easy transformation/redesign. The building consists of 4 floors, with each level having its own Foyer. The building has been maintained well with recent improvements consisting of a new roof and new HVAC systems. With this view, someone will have a vision to do something great with this building!



MATTHEW JAMES SCHRIMPF

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