

**5180 Parkway**  
Osage Beach, MO 65065



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**MLS# 3579650**



**\$649,900**

**10,000 Sqft**

In the heart of Osage Beach, this 11,900 sq ft mixed-use property on 1 acre is priced to sell and full of potential. The vacant bar/lounge and 17 interior mini storage units are ready for your next business venture, with 230 ft of highway frontage offering unbeatable visibility. Just down the street from the future Lake Oasis theme park and near The Fisherman's Resort development, this is a golden opportunity to buy in before values rise. A retail unit is leased to Gamers Guild, and three fully leased apartments (1-bed, 2-bed, and 2-bed with bonus room) provide steady income with reliable tenants. Zoned for commercial use with city utilities and internet. A smart investment in one of the lake's fastest-growing corridors.



**PEGGY LYNN ALBERS**

Albers Real Estate Advisors

For full listing details, please scan:

