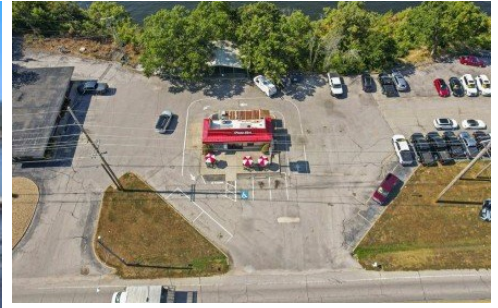


**2380,2400 and 2404 Bagnell Dam
Boulevard**
Lake Ozark, MO 65049



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MLS# 3580529



\$2,300,000

3,824 Sqft

In a commercial setting this has to be one of the best views the Lake of the Ozarks has to offer. This piece of real estate has been held by the same family for over 85 years and now it is finally available. So much opportunity! Approximately 3 acres of commercially zoned lakefront with spectacular views on Bagnell Dam Blvd in the heart of Lake Ozark. Currently there are three operating businesses that lease the property with each paying rent. The large flat spot where the buildings are located offers great potential but beyond that developers have considered constructing buildings that partially hang over the bluff and could even provide access down to the 660 feet of shoreline. There is also five acres across Bagnell Dam Boulevard that could be available to be sold for additional money if needed for a proposed development. However this ground is leased for several more years to the go kart tract. High traffic, amazing views, easy access and a great commercial location, what else could you ask for? There is also the possibility of bringing in fill to make a larger pad site on the side of the property closest to JB Hooks.



MATTHEW JAMES SCHRIMPF

BHHS Lake Ozark Realty

For full listing details, please scan:

