

746 Velvet Antler Road
Camdenton, MO 65020



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MLS# 3580584



\$350,000

3 Minutes from Heart of Greenview Area, 5 Acs Zoned Light INDUSTRIAL (I-1) is mostly cleared w/Great Visibility & Easy Access to property. Minimal Excavation needed. 1 of the very few & HARD TO FIND Vacant Parcels Zoned I-1 available in ALL of the Lake s MLS. Surveyed w/Corners marked in 2022. Mostly Flat, Vacant & Cleared. Includes 995.22Ft of Road Frontage w/Extremely Easy Access into Property off of Blacktop for Large &/or Heavy Equipment, Boats....! Electric, Well & ?Older Septic? on Property. Mostly a BLANK SLATE w/ Open Acreage & some Wooded area for a Buffer from Neighboring Properties. This property is Ideal for Excavation Co. w/Large Equipment, Storage Units, Marinas & Boat Stg, Multi Family Housing, New Home Construction, Blue Collar Businesses, Convenience Store, RV Park, etc. Only 1/2-1 Mile to Lake. 3-10 Minutes to Dining, Groceries, Banks, Conv Stores, Popular Waterfront Restaurants. Several Businesses have recently Popped-up, Relocated or Open New, along the Hwys in the Greenview Area & it is becoming Visibly Noticeable that that the Area is becoming a Desirable, Newer & Upcoming Business District, result'g in greater demand from Commercial & Industrial Businesses.



JOSIE MANTLE

RE/MAX Lake of the Ozarks

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