

33023 Hwy 7
Edwards, MO 65326



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MLS# 3580871



\$319,000

Here's your chance to start your own business or expand your current one! This versatile commercial property delivers over 5,800 sq ft under one roof! Divided it up and create several rental spaces for multiple income potential. Or, reopen any of the three former successful businesses, or all of them! (restaurant, bar, and bakery not pictured, currently a thrift shop) This turnkey sale, includes all of the equipment you'll need, giving you a running start toward your next venture! Situated on a prime corner lot with 650 feet of road frontage along one of the busiest drives to the lake, this property boasts high visibility and traffic exposure. With little to no competition nearby, the business opportunities are endless restaurant, bar, pizza joint, convenience store, gas station, boutique, bait shop, liquor store, fireworks outlet you name it! A spacious 2-bedroom, 1-bath apartment adds even more value for on-site living or even more rental income. The seller has invested over \$75K in updates, including A/C improvements, and as an added bonus, taxes have been lowered for 2025! Opportunities like this don't come around often bring your ideas, your vision, and call your agent today!



Terry Anne Boggs

ReeceNichols of the Lake LLC

For full listing details, please scan:

