

212 W Highway 54
Camdenton, MO 65020



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MLS# 3581164



\$265,000

6,438 Sqft

Camdenton. Very Enticing 125 Ft Hwy Frontage + 254 Side Street Frontage on W Hwy 54 just 3-4 Blocks from Town Square. Traffic Count is 16, 549 Vehicles per Day. On 0.373 Acre Corner Lot which Includes a Commercial Approx 6, 438 Sq Ft Building on Level Land w/ a Large Parking Lot & the Back Flat Vacant Parcel that could be used for Addtl Parking or Building Expansion is available for RENT. Formerly an Auto Garage/Station (See completed DNR Phase 2 Tank Removal Reports). Great Visibility w/ Easy Access. So Many Possible Uses: Retail, Office Building, Auto or Marine Garage/Sales, Restaurant, Medical, Rental Property, Supply Storage Building, etc. Commercial Building includes: Large Reception Area, Glass Atrium Display Room, Large Office Area, 3 Different Shop Areas w/ 3 Large Commercial Garage Doors, Storage Areas, Sump Pump, Drains in Floors of Shop Areas. (Back Wall needs some Work- see Foundation Recovery BID in attachments) Great Opportunity. Ceiling Heating Units have been removed from all 3 shops. Zoned Commercial. *Must See Extra Feature Sheet*



JOSIE MANTLE

RE/MAX Lake of the Ozarks

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