

9 Caulfield Avenue
Camdenton, MO 65020



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MLS# 3581322



\$259,900

4 Bedrooms | 1 Bathroom | 2,888 Sqft

It's all about location, situated just east of the Camdenton Square on Highway 54, this charming property offers exceptional visibility & versatility. Zoned C-2, gives flexibility to operate a business or enjoy as a private residence. According to the city, more than 25,000 vehicles pass by daily an incredible opportunity for exposure & accessibility. The property features ample street parking & the potential to add private parking in front along Highway 54. The timeless 1930s brickwork & inviting covered porch gives you undeniable character & curb appeal. Inside, you'll be greeted by a spacious Great Room with a fireplace, highlighted by original cherry wood trim, doors & casings that showcase the home's craftsmanship & history. Multiple rooms provide flexible use options perfect for offices, boutique retail, a small restaurant or other ventures. An unfinished basement offers excellent storage or expansion potential, while the upper-level bonus room can serve as an additional office, bedroom or creative space. Set on a beautiful tree-shaded lot in a prime location, this property blends historical charm with commercial potential. All it needs is your vision to bring it to life!



ED SCHMIDT-TEAM

EXP Realty, LLC

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