

**28820 US RTE 66**  
Lebanon, MO 65536



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**MLS# 3582743**



**\$1,150,000**

**1,776 Sqft**

A premier RV Park located on the iconic Route 66, a true gem for investors and entrepreneurs alike. This impeccably maintained property offers 32 spacious pad sites, each equipped with 30/50 AMP service, full hook-ups, & designed as pull-throughs to accommodate various RV sizes, ranging from 25' to an impressive 75'. Complementing the RV sites are 3 charming, rentable cottages that add a delightful touch to the park's offerings. The main building serves as the hub of the community, featuring a welcoming lounge, 3 full bathrooms, a convenient laundry room, 2 storage rooms & a private apartment with its own bath ideal for an onsite manager or owner-occupant. No detail was overlooked, with underground utilities meticulously installed to each site, an overbuilt septic system & well, ensuring seamless operations. While the existing infrastructure is outstanding, there's ample room for expansion, including opportunities to add a c-store, bar, or additional sites & cottages. All showings are by appointment only, with financials available upon signing an NDA. Contact the listing agent for further details on inventory, utilities, & more. This is an exceptional investment not to be missed!



**DEE DEE L JACOBS**

EXP Realty, LLC

For full listing details, please scan:

