

6677 W US 54 Highway
Osage Beach, MO 65065



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MLS# 3583123



\$699,900

Rare opportunity to acquire a fully occupied mixed-use commercial property offering immediate cash flow. Ideally located on Hwy 54, with an estimated 20,000 vehicles per day, this property offers exceptional visibility, just minutes from Osage Beach and Camdenton. The property features a diversified income stream, including a workshop, retail space, residential apartment, and existing billboard rental income. All spaces are currently occupied, creating stable revenue while minimizing vacancy risk. The combination of commercial and residential uses makes this an attractive investment with built-in flexibility. In addition to the current income, the property offers significant upside potential. There is room to expand the existing structures and the option to add a digital billboard, presenting a compelling opportunity to substantially increase revenue and maximize returns. With strong location fundamentals, highway frontage, multiple income sources, and future development potential, this is a rare find in a high-demand corridor. Whether you're seeking a stable long-term hold or a value-add opportunity, this property delivers immediate cash flow with long-term growth potential.



THE SALISBURY TEAM

Network Global, LLC

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