

**1140 Industrial Drive**  
Osage Beach, MO 65065



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**MLS# 3583341**



**\$429,000**

**4,416 Sqft**

Located in the heart of Osage Beach within the Industry Park behind City Hall, this newly renovated commercial property offers a rare opportunity for entrepreneurs seeking space, flexibility & potential. Seller is open to Owner Financing the property and with more than 4,400 sf on one level, the building provides easy access with no steps with a layout designed for efficiency & growth. The interior includes five office areas, welcoming entryway, two separate entrances for flexible use & bright, open workshop space ideal for assembling, creating or innovating. Exterior improvements include a newly sealed parking lot & fresh landscaping, creating a professional first impression for clients & employees alike. The flat lot offers ample parking & room for equipment or material storage. Recent updates include fresh interior & exterior paint with a durable metal roof that is approximately five years old. Zoned I-1 Light Industrial, the property allows for a wide range of uses, including manufacturing, service-based businesses, creative studios or technology-focused operations. This versatile space is more than just a building it's a foundation ready to support your vision & future plans.



**ED SCHMIDT-TEAM**

EXP Realty, LLC

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