

**980-982 Parkside Village Lane**  
Osage Beach, MO 65065

**LakeExpo**  
REAL ESTATE 

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**MLS# 3583438**



**\$1,300,000**

**7,400 Sqft**

Looking for a passive investment at an affordable 6.2 CAP Rate. These 2 class A office buildings are being sold as a pair. Compass just took an option to extend their lease for 3 years and Central Trust building has about another 4 years. Both buildings are in excellent condition with Central Trust just finishing up a major remodel. The Compass building is in like new condition. Both tenants are solid, excellent tenants. Both Central Trust and Compass share the parking lot in front of their buildings. Property can only be shown by appointment. Please provide a minimum 24 hour notice.

**MARK BEELER**

Strategic Real Estate and Development Services

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