

**2001 Highway 42**  
**Brumley, MO 65017**



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**MLS# 3583611**



**\$374,500**

**3 Bedrooms | 2 Bathrooms | 6,732 Sqft**

Home & Business! Endless potential meets everyday convenience at this highly visible Hwy 42 location in Brumley. This rare commercial and residential property offers the opportunity to live and work in one place while benefiting from growing highway traffic. The 3-bedroom home features main-level living, an open floor plan with vaulted ceilings, LVP flooring, updated windows, and a modern kitchen with custom cabinetry, tile backsplash, large island, gas stove, and hard-surface countertops. A covered patio, attached carport, and walkout lower level add everyday functionality. The former convenience store includes office space, kitchen area, two half baths, a shower, ample storage, and a large walk-in cooler. Multiple additional outbuildings provide shop, garage, and work space with overhead doors for equipment or vehicle access. Previously operated as a gas station, convenience store, bait shop, deli, and hardware location, this property offers excellent highway frontage with limited nearby competition and increasing traffic. Located in the School of the Osage District and a short drive to Lake of the Ozarks, it's a versatile live-and-work opportunity.



**PEGGY LYNN ALBERS**

Albers Real Estate Advisors

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