

7 Honey Springs Loop
Brumley, MO 65017

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MLS# 3583673



\$1,795,000

4,500 Sqft

Profitable turn-key commercial opportunity on a busy corridor between Iberia and Brumley, just minutes from the Lake of the Ozarks. TLC One Stop sits on 4+ acres and features a well-built 4,500 SF convenience store constructed in 2011, complete with kitchen, dining area, office, restrooms, walk-in coolers, and basement storage. Attached bait/feed shop (get your worms, livers, and minnows on the way to the lake) plus a large metal outbuilding included. Fuel operation offers two double gas pumps, a dedicated diesel pump, propane filling station, and on-site ice production. Known locally for Anna's Kitchen with strong food sales including daily specials, pizza, sandwiches, and ice cream hugely popular with lake traffic. Beer and lottery add steady revenue. This classic small-town store has an established customer base, solid sales history, & good employees in place. Sale includes real estate, business, and equipment everything needed to operate day one. High visibility, strong traffic, and proven profitability make this a rare chance to own a cornerstone business near the lake. Station has plenty of parking for big vehicles and even works as a commuter lot. Showings by appointment.

MATTHEW JAMES SCHRIMPFF

BHHS Lake Ozark Realty

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