

3515 Parkway
Osage Beach, MO 65065

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MLS# 3583701



\$4,500,000

Incredible Commercial Opportunity in Prime Osage Beach Location. Upon purchase buyer will receive rights to 31 year old business name. Don't miss this rare chance to own a 15,000 sq ft commercial building and 8 unit strip mall building in one of the highest-traffic areas. This property offers endless potential & is currently outfitted for firearm and archery retail but with its flexible layout, it's perfect for a wide range of business ventures. The main level impresses with 21-foot vaulted ceilings finished in Colorado pine, a stunning floor-to-ceiling stone gas fireplace, a spacious L-shaped service desk, office space, custom gun cases, and a dedicated gun museum. Downstairs features archery shop with large windows, a serene water feature, and a fully equipped service and repair desk. This level also features a professional indoor shooting range with six 50-foot lanes & lounge-style seating and viewing area. Whether you want to continue in retail, expand into multiple businesses, or reimagine the space entirely, the possibilities are endless. Ample parking is available to accommodate your future customers with ease. Call today to learn more about this exceptional opportunity.

SHAROLYNN MADDOX

Albers Real Estate Advisors



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