

12018 State Hwy 13
Kimberling City, MO 65686



Powered by lakefrontexpo.com

MLS# 60314613



\$995,000

3,912 Sqft

Prime Commerical opportunity in the heart of Kimberling City! Walking distance everything kim city has to offer! Perfect for mixed use, or live/work and brand spankin new construction, this low to no maintenance is built for flexibility, versatility and offers 4 office spaces, 4 apartments & a fully insulated 30x30 shop building--delivering multiple income streams in a highly walkable, high-demand location where LOCATION truly shines. Bldg 1: Main level features 4 private walk in office spaces w/ 2 shared half baths for client & owner convenience, storage room, clean modern paint palette & light oak LVP flooring throughout create a cohesive, professional & durable finish. Upper level (w/ private exterior access) includes 2 1BR apts w/ lock-out flexibility, allowing independent use for residential or office needs. Two spacious covered decks offers the perfect place to enjoy cool lake breezes & peaceful sunset views. A separate private entrance leads to a 2BR lake view apt, providing privacy & versatility--ideal for owner-occupant, young family or growing entrepreneur. All apts include full kitchens (some still under construction, tbd), laundry hookups, individual hot water heaters & sub-metered electric, supporting efficient utility management. Bldg 2: Offers outstanding versatility w/ a fully insulated, squeaky-clean 30x30 shop featuring (2) 12' overhead garage



Ann Ferguson

Phone: (417) 830-0175

Keller Williams Tri-Lakes

For full listing details, please scan:

