

**5242 Parkway**  
Osage Beach, MO 65065



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MLS# 3583797



**\$799,000**

Located in the heart of bustling Osage Beach and off of Hwy 54 this property offers unparalleled exposure and accessibility. Benefit from high traffic counts and excellent visibility in a popular tourist destination and growing community. This versatile building can be configured to suit various business needs, with the option to subdivide into three distinct units. Design it to be one large retail, 3 small businesses, or two businesses in the upper level and an apartment downstairs supporting 3 streams of revenue. This flexibility is ideal for a growing business or multiple tenants seeking prominent retail space. Rebuilt in 2000, HVAC's replaced in 2025, and a new roof in 2024, makes this building move in ready. A large parking lot provides plenty of space for customers and employees, a significant advantage in a commercial setting. With the Oasis Amusement park, the fisherman's Resort Lodge, and other businesses moving into the area, this is a fantastic location to capitalize in a thriving commercial district. Easement in the back of the building can support an addition for more office spaces. The opportunities are endless on this property. See it today, this one won't last.



**PEGGY LYNN ALBERS**

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