

1 Woodland
Kimberling City, MO 65686



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MLS# 60315064



\$449,950

3,596 Sqft

Investment Opportunity in the Heart of Kimberling City! Don't miss this low-maintenance, well-maintained three unit residential complex ideally located just off Highway 13 & Kisse Rd near True Value and directly across from the Kimberling City Library. Positioned on a corner lot with two ingress/egress access points, this property offers outstanding visibility, even including billboard advertising, all within walking distance to grocery, post office, hardware stores, multiple businesses and the popular Port of Kimberling Marina. The all-brick building provides excellent insulation and long-term durability and features a new roof & gutters (2025), sub-metered utilities, individual HVAC systems, and a freshly sealed asphalt parking lot with 20+ spaces including handicap accessibility -- creating a truly worry-free asset. Unit Breakdown Unit 1 - Main Level 3BR | 2BA (walk-in showers) | ~2,000 sq ft Huge kitchen w/ pantry, brand-new appliances & heat pump, W/D hookups & abundant storage Unit 2 - Walk-Out Level 2BR | 1BA (walk-in shower) | ~750 sq ft Freshly renovated w/ W/D hookups Unit 3 - Walk-Out Level 2BR | 1BA (walk-in shower) | ~1,000 sq ft Freshly renovated w/ W/D hookups This property serves a strong residential housing need in an area with limited affordable inventory, supporting consistent rental demand and stable income



Ann Ferguson

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Keller Williams Tri-Lakes

For full listing details, please scan:

