

188 West US Highway 54
Camdenton, MO 65020



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MLS# 3583677



\$284,750

1,675 Sqft

Prime commercial opportunity inside the Camdenton city limits with high-visibility Highway 54 frontage. This 1,675 sq ft unit offers excellent exposure plus dedicated space on the highway billboard for additional advertising visibility. Currently featuring 16 shared parking spaces, with future expansion planned. Seller will escrow \$50,000 at closing toward paving the rear lot (pictured), adding an estimated 20-24 additional parking spaces. Interior layout offers maximum flexibility with freestanding walls that can easily be reconfigured or removed to suit a variety of commercial uses. Property includes two bathrooms, HVAC replaced in 2023, and roof replaced in 2019. Tenants in place through August 1, 2026, providing immediate income potential, with leases transitioning to month-to-month thereafter at seller's discretion. Owner financing available: 10-year term at 7% interest with 30% down, amortized over 20 years, subject to credit approval. Excellent opportunity for investors or owner-users seeking prime highway frontage in the heart of Camdenton.



MATT FORD TEAM

Keller Williams L.O. Realty

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