

5980 Mayer Court
Osage Beach, MO 65065



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MLS# 3584018



\$1,450,000

8,448 Sqft

First Time Ever Offered to the Public! An exceptional opportunity to own 3.71 acres with direct access from Osage Beach Parkway, easy connectivity to the Expressway, and adjoining the Osage Beach City Airport. This rapidly developing corridor is seeing significant growth, with numerous new businesses establishing roots in the area. Currently zoned Commercial, the property is home to a highly successful dry cleaning business the only one in the area with a long-standing reputation and loyal customer base. The owners are ready to retire, creating an outstanding opportunity for continued operation or redevelopment to suit a variety of business ventures. Business details, including experienced full-time seamstresses, are available upon request. (The existing business could also be relocated if desired.) The well-constructed 8,400 sq. ft. Morton building offers substantial space and ample parking to support a wide range of commercial uses. Utilities include City Water & Sewer, Natural Gas, and Internet service. With excellent traffic counts and prime visibility, this property presents endless possibilities for investors, entrepreneurs, or expanding businesses.



JEFFREY D KRANTZ

RE/MAX Lake of the Ozarks

For full listing details, please scan:

