

**473 W Highway**  
Eldon, MO 65026



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MLS# 3584674



**\$495,000**

**4 Bedrooms | 2 Bathrooms | 6,250 Sqft**

If you're considering commercial property opportunities at the Lake of the Ozarks, let's talk through the possibilities. This prime highway frontage commercial property in Rocky Mount offers outstanding visibility with high-traffic in the heart of the Lake of the Ozarks. Formerly operated as a bar and grill, this property is turnkey allowing you to get your business up and running quickly. The layout make it ideal for a restaurant, bar, entertainment venue, or other business opportunities. With excellent exposure to both locals and tourist, this location provides built-in traffic and strong potential for success. A unique bonus to this property is two on-site apartments each 2 bedroom and 1 bath, offering additional rental income or the option for owner/employee housing. Less than 10 minutes to Bagnell Dam, and 15 minutes to Osage Beach or Eldon. The property also includes 1.92 acres providing room for growth. Bring your vision and make this space your own. Whether you re launching a new restaurant, bar, retail shop, or specialty business, this is an AFFORDABLE opportunity to start your business at the Lake. Possible owner financing.



**Debbie Slavens**

ReeceNichols Real Estate

For full listing details, please scan:

