

33023 Hwy 7
Edwards, MO 65326



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MLS# 3584962



\$299,000

5,840 Sqft

Prime commercial investment with exceptional visibility, flexibility, and upside potential. Encompassing over 5,800 sq ft under one roof, this multi-use property presents a rare opportunity for investors, business owners, and developers alike. The expansive layout supports a wide range of possibilities, from multiple rental or retail suites to hospitality, food service, specialty retail, or mixed-use redevelopment. Formerly operated as a restaurant, bar, and bakery, the property includes valuable equipment that enhances its immediate utility and future potential. It is well positioned for a strategic transition into its next income-producing use. Set on a prominent corner lot with 650 feet of road frontage along one of the busiest corridors to the lake, the location offers outstanding exposure and consistent traffic count. A 750sq ft, 2BR, 1BA apartment adds further value for on-site management, staff housing, or supplemental rental income. Seller has invested over \$50K in improvements, including A/C upgrades. An outstanding opportunity to capitalize on location, scale, and versatility.



Terry Anne Boggs

ReeceNichols Real Estate

For full listing details, please scan:

