

44 First Street
Camdenton, MO 65020



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MLS# 3585077



\$250,000

Commercial Property for Sale Prime Location in Camdenton City Limits Excellent commercial opportunity located within the city limits of Camdenton. This 0.60-acre flat tract zoned C-2 Commercial offers outstanding visibility and access along a high-traffic corridor, with an average daily weekday traffic count of 23, 015 and average daily weekend traffic count of 23, 268, according to the Missouri Department of Transportation, making it ideal for retail, restaurant, office, or service-based businesses. Positioned in one of the fastest-growing commercial areas of Camdenton, the property is close to new restaurants, retail developments, and other established businesses. The level terrain provides an excellent building site with minimal site preparation needed, along with strong exposure, convenient access, and excellent potential for future growth.



JUSTIN FARRELL

Farrell & Associates Real Estate Co.

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