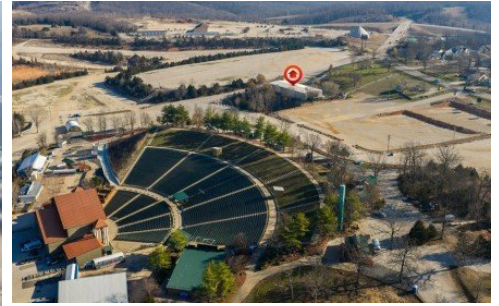


2573 N Business Route 5
Camdenton, MO 65020



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MLS# 3586134



\$1,750,000

2,500 Sqft

Positioned along North Business Highway 5 with 227 of high-visibility frontage next to the Ozarks Amphitheater, this 10,950 SF commercial property presents a rare investment opportunity with multiple income and development angles. Built by Varco Pruden, the structure includes 7,700 SF of clear-span shop space with 18 sidewalls and a 22 peak ideal for boat storage, contractor use, luxury toy storage, or future conversion concepts. The property also features 2,500 SF of finished living quarters with 2 bedrooms, 1 full bath, and 2 half baths, plus a 750 SF lower-level garage offering potential for on-site management, rental income, or live/work flexibility. Additional land provides room for expansion or future building, enhancing long-term upside. Seller is offering owner financing options, adding flexibility for investors. With strong traffic exposure and versatile layout, this asset is well-suited for storage, showroom, or mixed-use potential in a growing Lake of the Ozarks corridor.



MATT FORD TEAM

Keller Williams L.O. Realty

For full listing details, please scan:

