

**12018 State Hwy 13**  
Kimberling City, MO 65686



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MLS# SOM60314613



**\$945,000**

Income-Producing Opportunity in the Heart of Kimberling City--Multiple Streams, Prime Location, New Construction. Strategically positioned in a highly walkable, high-demand area, this mixed-use asset is built for flexibility, scalability & long-term return. Walking distance to everything Kimberling City has to offer & minutes to Table Rock Lake--this is the kind of location investors look for. Designed w/versatility in mind, the property offers multiple income streams across residential, commercial & shop space--ideal for long-term rentals, short-term potential (subject to local regs), owner-occupant strategies or business use. Bldg 1: Main level features 4 private walk-in office suites w/2 shared half baths, storage & durable, modern finishes (light oak LVP + neutral palette). Upper level (private exterior access) includes (2) 1BR units w/lock-out flexibility for independent rental or office use. Additional 2BR lake view apartment w/private entrance--ideal for premium rent or owner-use. All units include full kitchens (some nearing completion, tbd), laundry hookups, individual hot water heaters & sub-metered electric for efficient expense control. Covered decks offer added tenant appeal. Bldg 2: Fully insulated 30x30 shop w/(2) 12' overhead doors (pull-through), half bath, standard entry & flexible interior space--ideal for business use,



**Ann Ferguson**  
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Keller Williams Tri-Lakes

For full listing details, please scan:

