

128 Crossings East Drive
Lake Ozark, MO 65049



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MLS# 3585102



\$1,750,000

Prime investment opportunity with an established storage business in one of the most sought-after locations at the Lake. Ideally situated just off Business 54 and adjacent to Hwy 242. You won't find storage units for sale with the location, income, and room to grow like this. Designed with tenant convenience in mind, the facility features dual drive-through entrances perfect for trucks and trailers with no need to turn around. The site sits on over 3 acres and is thoughtfully designed to complement surrounding professional buildings, enhancing its curb appeal and visibility. Currently offering 13,600 square feet of storage, the property includes engineered plans for significant expansion up to 46,200 square feet creating incredible potential for increased revenue and long-term growth. 66 storage units that are 10x20 in size with 34 of those climate controlled options. Additional features include a spacious office with a large restroom, excellent signage visibility from busy Lake Ozark intersection with strong traffic exposure. Located just 1.6 miles from the proposed casino development, this property is positioned to benefit from future area growth. Call about this rare opportunity



MICHAEL JAMES SWIFT

EXP Realty, LLC

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