

397 Highway 42
Kaiser, MO 65047



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MLS# 3587050



\$525,000

5,520 Sqft

Exceptional commercial opportunity just outside Osage Beach city limits in Kaiser, offering flexibility, prime access being only minutes from town & right off Hwy 42! Situated on a flat 0.89-acre lot, this well-maintained property features a 40x100 shop with attached 1,520 sq ft office space. Office includes 3 private offices, bullpen workspace, conference room, media/server room & 2 restrooms (1 ADA). Another 3 additional office spaces in the shop section of the building. Breakroom offers kitchenette, cabinets/counters & dining area. Shop features concrete floors, 13 walls with 16 at the peak, 12x12 & 12x10 garage doors plus loading dock with ramps. Equipped with 400 amp service & 208 3-phase electric in shop area. Two HVAC systems, high-speed internet, security system & dusk-to-dawn lighting. All interior walls in shop area are non-load bearing, allowing you to reconfigure the space and operate virtually any business with ease. Flat parking, drive-around access & incredible location! Metal building with 2014 roof. Clean, versatile for businesses & move-in ready!



JASON WHITTLE

RE/MAX Lake of the Ozarks

For full listing details, please scan:

