

**2545, 2465 and 2573 N Business
Route 5**
Camdenton, MO 65020



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MLS# 3588356



\$2,500,000

4,334 Sqft

Rare income-producing commercial opportunity bordering the Ozarks Amphitheater at Lake of the Ozarks! Situated on 5.78 acres with 729 feet of N Business Hwy 5 frontage, this versatile property offers multiple established revenue streams and long-term upside. Current gross revenue exceeds \$100,000/year through rental income, billboard leases and event parking. A remodeled 4 bed, 2 bath rental home offers 1,834 SF that is income producing. Ten highway-front billboards that are on yearly leases. The property is surveyed to park 300-plus cars during amphitheater events. The 10,950 SF Varco Pruden building includes 7,700 SF of clear-span shop space with 18 sidewalls and a 22 peak ideal for storage, showroom, contractor use, luxury toy storage and presents a rare investment opportunity with multiple income and development angles. Plus, 2,500 SF of finished living quarters and a 750 SF lower-level garage. The acreage provides expansion for future development potential. City water and sewer located on all three parcels. Seller financing options available for the warehouse. Warehouse also being sold separately for \$1,750,000



MATT FORD TEAM

Keller Williams L.O. Realty

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