

**107 W Camden Avenue**  
Richland, MO 65556



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**MLS# 3588682**



**\$174,500**

Opportunity awaits with this impressive 13,000+ square foot commercial building located in the heart of Richland! Offering the potential to accommodate up to 6 separate businesses, this versatile property is ideal for investors or entrepreneurs looking to expand their portfolio. Even better, 3 units are already leased, providing immediate cash flow from day one. The remaining space offers endless possibilities create a repair shop, boutique, specialty retail store, workshop, office space, showroom, fitness center, warehouse, or bring your own unique business vision to life. With its flexible layout, the opportunities are truly limitless. Centrally located between Lake of the Ozarks, Lebanon, and St. Robert/Fort Leonard Wood, this property is perfectly positioned to attract customers from surrounding communities and neighboring towns, making it an outstanding location for a wide variety of businesses. Whether you're looking for a smart investment with existing income or the perfect place to establish your own business, this commercial property delivers exceptional potential in a highly desirable central location!



**NATHAN DANIEL LANE**

Century 21 Community

For full listing details, please scan:

