

256 Outer Drive
Lake Ozark, MO 65049



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MLS# 3587784



\$1,200,000

13,900 Sqft

Boasting a potential \$6, 000/month in rental income & situated on a generous 2.7 acres, this incredible commercial investment opportunity awaits. It's located in the absolute best spot on Horseshoe Bend in Lake Ozark. Already an existing marine service center & storage business that generates \$15, 000 yearly. The marine service business is also available for purchase. This prime property features a massive 8, 800-square-foot main building divided into four highly functional units. This includes a substantial 4, 300-square-foot main shop equipped with 12x12 & 14x14 foot garage doors, alongside three 1, 500-square-foot rental units that offer immediate income potential. Expanding the footprint are two additional buildings: a 1, 500-square-foot insulated structure and a 3, 600-square-foot storage building, both outfitted with garage doors. Each unit also has it's own bathroom facility. Combining a highly coveted Lake Ozark location (outside the city limits) with exceptional acreage, versatile layouts, and this commercial property is perfectly positioned to support a thriving marine enterprise, a high-capacity storage business, or a lucrative multi-tenant rental portfolio.



PEGGY LYNN ALBERS

Albers Real Estate Advisors

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