

5270 etal Buck Lane
Osage Beach, MO 65065



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MLS# 3588794



\$439,000

3,880 Sqft

Prime investment opportunity in the heart of Osage Beach! This income-producing package features 6 occupied, income-generating units on 1.1 acres & parking for 2+ cars per unit. Sold as-is to maintain current tenant cash flow, this unique property includes: 2-unit duplex (each unit is a 1-bed/1-bath, 480 sq ft); 2 stand-alone cottages (each is a 1-bed/1-bath, 528 sf with knotty pine interiors); 2-bed/1-bath mobile home (672 sf, featuring central heat/air, wood laminate & vinyl throughout), yard, and 2 private decks); and Single-family home (3-bed/1-bath, 1100+ sf, with hardwood and ceramic tile throughout-no carpet, a 2-car carport and dedicated storage room). All units are occupied with active rentals in place start collecting rent on day one! Beyond immediate cash flow, the property boasts incredible future development potential. Zoned R-2 in a highly desirable, central location, the site is perfectly positioned for future redevelopment. Build a brand-new, modern single-family home or a duplex to maximize the property's long-term utility and value. Do not disturb tenants. Schedule your private showing today! The parcel next door, with 2 more homes, is available for additional \$\$.



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