

11901 State Highway 32
Lebanon, MO 65536



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\$1,500,000

An exceptional investment opportunity awaits just minutes from Bennett Spring State Park and a short drive to Lebanon, Missouri. With approximately 40 acres and an impressive mix of commercial buildings, residential rentals, storage, and recreational potential, this one-of-a-kind property offers endless possibilities for investors, business owners, developers, or those looking to create multiple streams of income. At the heart of the property is a 3,039-square-foot former convenience store and gas station, built in 2001. Featuring a 1,250-square-foot fuel canopy base, the building presents an outstanding opportunity to reopen as a convenience store, establish a retail business, convert to office or warehouse space, or reimagine it for a variety of commercial uses. Adding immediate income potential are the 4,000-square-foot storage units, constructed in 2004, offering an established opportunity for rental income with continued demand for self-storage. The property's 40 scenic acres provide room to expand, develop, or simply enjoy the natural beauty of the setting. A peaceful pond creates an inviting backdrop for the five cabins (built in approximately 2004 and approximately 432 square feet each), making them ideal for long term rentals, nightly rentals, vacation lodging, hunting retreats, or extended-stay guests. Six RV hookups further enhance



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For full listing details, please scan:

