

11901 State Highway 32
Lebanon, MO 65536



Powered by lakefrontexpo.com

MLS# SOM60328821



\$1,500,000

7 Bedrooms | 5 Bathrooms | 3,064 Sqft

Exceptional Multi-Income Investment Opportunity in Lebanon, Mo! Discover an incredible investment property offering multiple income streams and endless potential. At the heart of the property is a 3,039 sq. ft. former convenience store and gas station, ready to be reopened or repurposed for a variety of commercial uses. Also included are 4,000 sq. ft. of on-site storage units, providing an established opportunity for recurring rental income. Across the scenic pond, you'll find five charming 432 sq. ft. cabins and six RV hookups, creating excellent potential for vacation rentals, campground income, or extended-stay accommodations. Additional improvements include a 1,170 sq. ft. garage building, offering ample space for storage, maintenance, or workshop use. The property also features three mobile homes, with two measuring 924 sq. ft. each and a third offering 1,216 sq. ft., making them ideal for long-term rentals, employee housing, or owner occupancy. The property is serviced by three lagoons, one septic tank with lateral lines, and two wells. The operating well, located behind the storage units, serves the entire property. A second well, located near the partially finished house, serves only that house and is currently turned off. Whether you're an investor looking to diversify your portfolio or an entrepreneur seeking a versatile income-



Andrea S Rogers

Phone: (417) 733-2209

Rogers & Associates Realty, LLC

For full listing details, please scan:

