

344 Highway W
Eldon, MO 65026



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MLS# 3589399



\$225,000

Opportunity meets visibility on this versatile 6.4-acre property ideally located on Hwy W between Rocky Mount and Lake Ozark! With approximately 1,000 feet of road frontage, this property offers excellent exposure and easy access for a business, workshop or live/work setup. The 30x70 steel shop provides 2,100 sq. ft. with an 18' center height, two 10x10 overhead doors, three exterior entry doors, floor drain and an 8-inch reinforced concrete floor designed to accommodate vehicle lifts. Both the cabin and shop have 240v electric. Water and sewer plumbing are already installed in the concrete, and the shop was originally designed to allow for living quarters on one end. A new 600 sq. ft. cabin is framed for two bedrooms, full bath, kitchen, living area and laundry, but could easily be finished as office space, employee quarters or on-site living. Septic is installed and the well is drilled; pump not included. A rare property with endless potential for an automotive business, contractor, tradesman, storage operation or entrepreneur looking for room to grow. Schedule your showing today!



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