

17105 N State Highway 5
Sunrise Beach, MO 65079



Powered by lakefrontexpo.com

MLS# 3589423



\$550,000

4,000 Sqft

Brand-new construction on five acres with true Highway 5 frontage this is a commercial opportunity built to generate business, not just for storage. The 4,000-square-foot building is thoughtfully designed with two identical 2,000-square-foot suites, offering exceptional flexibility. Occupy one side while generating income from the other, utilize the entire building for your expanding operation, or add it to your portfolio as a strong investment with an attractive potential cap rate. Each suite features a finished office and private restroom, allowing you to unlock the doors and begin operating from day one. Whether you're an owner-user, entrepreneur, or investor, this property is designed to adapt to your goals while maximizing long-term value. Behind it sits a second commercial pad that has already been leveled and is ready to hookup to water, sewer, and electric, dramatically reducing the time and cost of future expansion. Properties offering this combination of new construction, infrastructure, visibility, flexibility, and future development potential are increasingly difficult to find. The possibilities here are extensive the only limit is your vision.



JEFFREY D KRANTZ

RE/MAX Lake of the Ozarks

For full listing details, please scan:

