

1837 N Business Route 5
Camdenton, MO 65020



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MLS# 3589638



\$500,000

11,491 Sqft

Special Property w/ ABUNDANCE OF POTENTIAL. Priced at \$500k sells for a low \$43.51/SqFt. Centrally Located & easy access. Mile to City Limits. 1 Min to North Hwy 5 Exit Ramp. Out of City Limits=NO city taxes / NO city restrictions. Includes 11, 491 SqFt Metal Bldg on 2.6 Ac. (200x400x351x400 LOT) w/ 200 Hwy Front. Property & Building are sound, maintained & in good condition (but could use some TLC). The Build g Consists of 4 Show Rms, 2 Offices (approx 4900 SqFt); Breakrm, 3 Baths, Spacious Mezzanine Storage (approx.1900 SqFt), Large 8000 SqFt Warehouse w/2 14x12 GARAGE DOORS & is heated from Ceiling (Seller never used) & is Mostly Insulated. Plenty of park'g w/Frt Park g Lot for 20 cars + Side & Back Park g). The Utilities: Private Well & Septic (City Sewer Line Runs along Hwy,) Internet, Cable, Electric, Natural gas to building, Propane. Multiple Heat/AC Sources. Filled Expansive Landfilled Area behind building for add'l park g for large equipment or Addition'l Storage Build'gs. Surrounded by Numerous Successful Neighboring Businesses. Updated in 2024 & before. Sellers partially retired. So many possibilities & lots of room to turn this build g into a money making machine



JOSIE MANTLE

RE/MAX Lake of the Ozarks

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