

0 Ha Ha Tonka Cut Thru Camdenton, MO 65020



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MLS# 3589829



\$249,900

Prime commercial and multifamily development opportunity in the heart of Camdenton, just off the square and directly behind the Camden County Courthouse. This C-2 zoned property offers exceptional flexibility for a mixed-use development, with potential for retail, restaurant, or office space at street level and multifamily apartments above and below. The site's natural topography is ideally suited for walkout lower-level units while providing ample parking, potentially allowing developers to maximize usable space and create multiple income-producing opportunities. Minimal excavation and site work further enhance the property's development potential. Excellent visibility from Ha Ha Tonka Cut Thru, along with prominent existing signage, provides valuable exposure in a high-traffic location. With strong demand for commercial space and multifamily housing, this property presents a rare opportunity to create a versatile, income-producing development in one of Camdenton's most desirable locations.



ED SCHMIDT-TEAM

EXP Realty, LLC

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