

2545 and 2465 N Business 5 Route
Camdenton, MO 65020



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MLS# 3590482



Surveyed to accomodate over 300 cars
Parking lot revenue of \$55,000+/year



revenue of \$20,000+/year



\$950,000

1,834 Sqft

Rare income-producing commercial opportunity bordering the Ozarks Amphitheater at Lake of the Ozarks! Situated on 3.98 acres with 501 feet of N Business Hwy 5 frontage, this versatile property generates over \$100,000 in annual gross revenue. Residential rental income and billboard leases bring in approximately \$50,000 annually, while seasonal event parking generates \$55,000+ per year, with opportunities to grow each revenue stream. The remodeled 4-bedroom, 2-bath rental home offers 1,834 square feet of living space, while 10 highway-front billboards provide income through annual leases. The property has been surveyed to accommodate parking for more than 300 vehicles during amphitheater events. Additional acreage offers room for expansion and future development. City water and sewer are available on both parcels, with the property currently served by a private well and onsite wastewater system. Multiple revenue streams, highway visibility, and a prime location make this a standout investment opportunity!



MATT FORD TEAM

Keller Williams L.O. Realty

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