

OZARK COUNTY REALTY LLC

ON HIGHWAY 160 IN THEODOSIA, MISSOURI

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Listing #381... \$115,000 Commercial Building By The Lake

Type: Commercial Sq. Ft.: 3,900 approx. Acres: 1 m/l Taxes: \$



The 3,900 sq.ft. building on 1 acre (m/l) is currently divided into 2 business spaces. The 1st section (currently a coffee & sandwich shop) is approx. 32'x 20' & has a nice covered 8'x 16' front entry from the parking area. The 2nd section, which is the balance of the building, includes several rooms: Room 1 is 29'7" x 22'4", is carpeted & has an exterior door leading to the parking area. Room 2 is 9'1" x 15'2" & is carpeted. Room 3 is 21'6"x 29'8", is carpeted & has an exterior door leading to the parking area. Room 4 is 29' x 38'8", is carpeted & has a separate 9'8" x 23'3" foyer & exterior door leading to the parking area. Room 5 is set up for a kitchen 9'2" x 16'7" & has a tile floor. There are two half baths with tile floors plus a furnace room. The coffee & sandwich shop has central heat & air heat pump (electric). The rest of the building is centrally heated & cooled by 2 propane furnaces & 2 central AC units. The building is serviced by a public water supply district & city sewer. Located in the central business district of this quaint lake community. Bull Shoals Lake is just minutes away. The property borders US Highway 160. Bring your business here!