

COMMERCIAL REAL ESTATE FOR SALE

LIST PRICE \$2,290,000.00

**APPROX.
3 ACRE
LOT**

**440 STATE HIGHWAY 248
BRANSON, MO 65616**



2019 Property Tax Information

Total 2019 Taxes: \$30,750

Parcel No: 08-9.0-29-000-000-108.001

County: Taney

Zoning: Commercial

Year Built: 1994

RECENT UPDATES:

Roof: Repainted, 9/2019; Inspected all Screws; Replaced All Flashings; replaced all gutters & downspouts 4/2019

Interior Logs: Refinished w/ Poly Clear Coat Stain, Jan 2019

Exterior Logs: Refinished w/ Gel Coat Stain may 2019

Electrical Panels: (6) Updated & Up to Code

HVAC: All New Furnace & A/C Units w/ Electric Thermostats (Zoned)

Parking Lot: Re-Sealed 2018 & Re-Stripped 2019

Fire Suppression System: Brand New in 8/2019

31,300+/- SF Multi-Purpose Building

Dinner Theatre, Night Club, Restaurant, Retail & Office Opportunities

Current Tenant Operating Welcome Center Generating \$94,584 in Yearly Rental Income

Approx. 21,000 Annual Average Daily Traffic Counts

Located within 1 Mile to the Branson Landing & 4 Miles to Branson's Buzzing Theatre District

Situated Between 2 Medical Centers

Approx. 135,000 Sq. Ft. Asphalt Parking Lot w/ 175 Standard Spaces, 7 Handicapped Spaces & 8 Bus Spaces

Rear Overhead Doors for Access to Storage Areas

2 Large Banquet/Meeting Rooms

Private Office on Upper Level

Large Kitchen Available

Largest Dance Floor in Branson

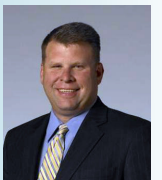
Lots of Recent Updates

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Adam Jokisch, Broker
Adam's Realty & Auction, LLC
1550 E State Route 15, Belleville, IL 62221
C: 618-530-8751 O: 618-234-8751
E: offers@adamsauctions.com



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