



Lots
3053309 Active

HWY 54
Camdenton, MO 65020

List \$400,000



County: Camden	Area: G	Prop Loc: Town
MM Area:	MM#:	Subdivision:
Apx WtrFrnt Ft:	Acres: 4.33	Lot Size:
PWC Slip:	PWC Lift:	School Dist: Camdenton
Zoning: Commercial	Rd Frnt: 123.84	Water: City Water
Investment:	Dock Per:	Sewer: City Sewer
Seawall Per:	Fencing: No	Electricity: Yes
Foreclosure:	Hwy Frnt: Yes	

Public Remarks: PRIME LOCATION! NEXT TO U.S. BANK AND ACROSS THE HIGHWAY FROM THE OLD WALMART (NEW ORSCHELN'S) IN CAMDENTON. SURVEY ON FILE. TOTAL PARCEL TO CONVEY IS 4.33 ACRES AND APPROX 3.5 IS ZONED C-2. THIS LAND HAS 123.84 FEET OF PRIME HIGHWAY FRONTAGE ON EAST HIGHWAY 54 AND IT WILL STILL BE EAST HWY 54 WHEN NEW HWY 5 IS OPENED. THIS IS THE BEST VALUE ON COMMERCIAL PROPERTY AROUND!

FEATURES

Prop Feature:
Water Front:
Dock:
Assmt Inc:

Possible Use: Commercial , Development **Driveway:**
Financing: **Street Const:** Concrete

Directions: HWY 54 EAST CAMDENTON ACROSS FROM THE OLD WALMART (NEW ORSCHELN'S), NEXT TO U.S. BANK

Private Remarks/ -
Showing Inst:

Spec. Assmt. Year:	Assmt. Year:	Taxes:
Spec. Assmt.:	Assmt. Fee: \$	Tax Yr:
Spec. Assmt. Per:	Assmt. Per:	Tax:
Section:	Survey on File: Yes	Parcel #:
Range:	Township:	

Legal Desc: IN FILE

AGENT/BROKER INFO

BA Comm: 4	BA Y/N: Yes	Agency: Exclusive Right to Sell	Agent Owned: Yes
SA Comm: 4	SA Y/N: Yes	Agency Type: Sellers Agent	Spec. Comp. Info:
TB Comm: 4	TB Y/N: Yes	Possession: CLSOE	Internet Y/N: Yes
Key Loc:	Lock Box Loc:	Occupancy:	
Owner: WHI,LLC			

Board/Firm: 5140/ 22	Agent#: 26	Sold Date:
List Firm: Innovative Real Estate	List Agt: BRIAN KERR (DR)	Cont Date:
Phone/Fax: (573) 346-7370 / (573) 346-1762	Phone: (573) 346-7370	Pend Date:
Cont Type:	Email: inno@usmo.com	DOM: 229
How Sold:	Cell: () -	Concessions YN:
Team Member Name:	Team Member Contact #: () -	

- - - These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. - - -

- - - Information herein deemed reliable but not guaranteed - - -