

Available NOW

# Class A Medical Office Space

## NOW LEASING



### 1065 St. Hwy. 248 Branson Missouri

Class A executive medical office space FOR LEASE. This unit is completely built out and has over 6500 square feet of office space in the Branson medical corridor along St. Hwy. 248. Formerly used as medical office the space offers a waiting area, reception area, numerous exam rooms, offices. There is approximately 1590 sf. of unfinished area that can be included or omitted depending on the amount of space needed. Ample floor level parking. Great location within minutes of the hospital, hotels, restaurants and shopping.

- Executive Office Suites
- \$14.00 per sf.
- Ample Parking
- MLS # 60243823
- Excellent Location

Offered By:



Vinton Commercial Realty  
1017 W Main St. Hwy 76  
Branson Missouri 65616

Mobile: 417.861.6314  
Phone: 417.334.9400  
chris@vintonrealty.com

**VintonRealty.com**

**VINTON**  
COMMERCIAL REALTY



<b>60243823</b>	<b>Commercial-All Types</b>	<b>Office</b>	<b>Active</b>
<b>County:</b> Taney <b>Aprx Lot Size (Acres):</b> 0 <b>Aprx Year Built:</b> 2000 <b>Lake/River:</b> None <b>Agreement Type:</b> Exclusive Right To Lease <b>Sign on Property:</b> No <b>Garage/Carpport:</b> No		<b>List Price:</b> \$14 <b>List Price/SqFt:</b> 0 <b>Lease Rate (\$/SF/YR):</b> 14 <b>Lease Type:</b> NNN <b>SqFt - Total:</b> 6,618 <b>Section:</b> 29 <b>Township:</b> 23 <b>Range:</b> 21 <b>Inside City Limits:</b> Yes <b>Construction Status:</b> Existing <b>Foreclosure/Short Sale:</b> No	

**Directions:** Follow US-65 to Mo-248/Red Route/ Shepherd of the Hills Expy in Branson. Take the MO-248 W exit from US-65 S to property on south side of the road.

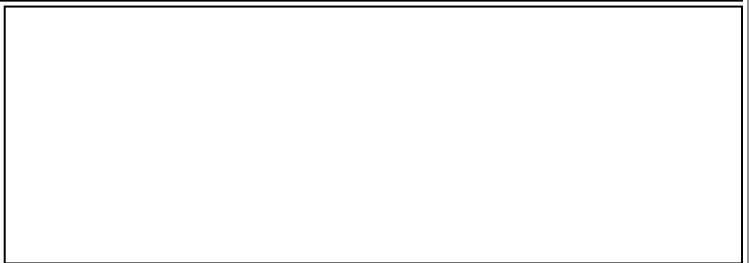
**Legal Description:** PT NW4 SW4; CITY OF BRANSON

**Marketing Remarks:** Class A executive medical office space FOR LEASE. This unit is completely built out and has over 6500 square feet of office space in the Branson medical corridor along St. Hwy. 248. Formerly used as medical office the space offers a waiting area, reception area, numerous exam rooms, offices. There is approximately 1590 sf of unfinished area that can be included or omitted depending on the amount of space needed. Ample floor level parking. Great location within minutes of the hospital, hotels, restaurants and shopping. \*\*Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

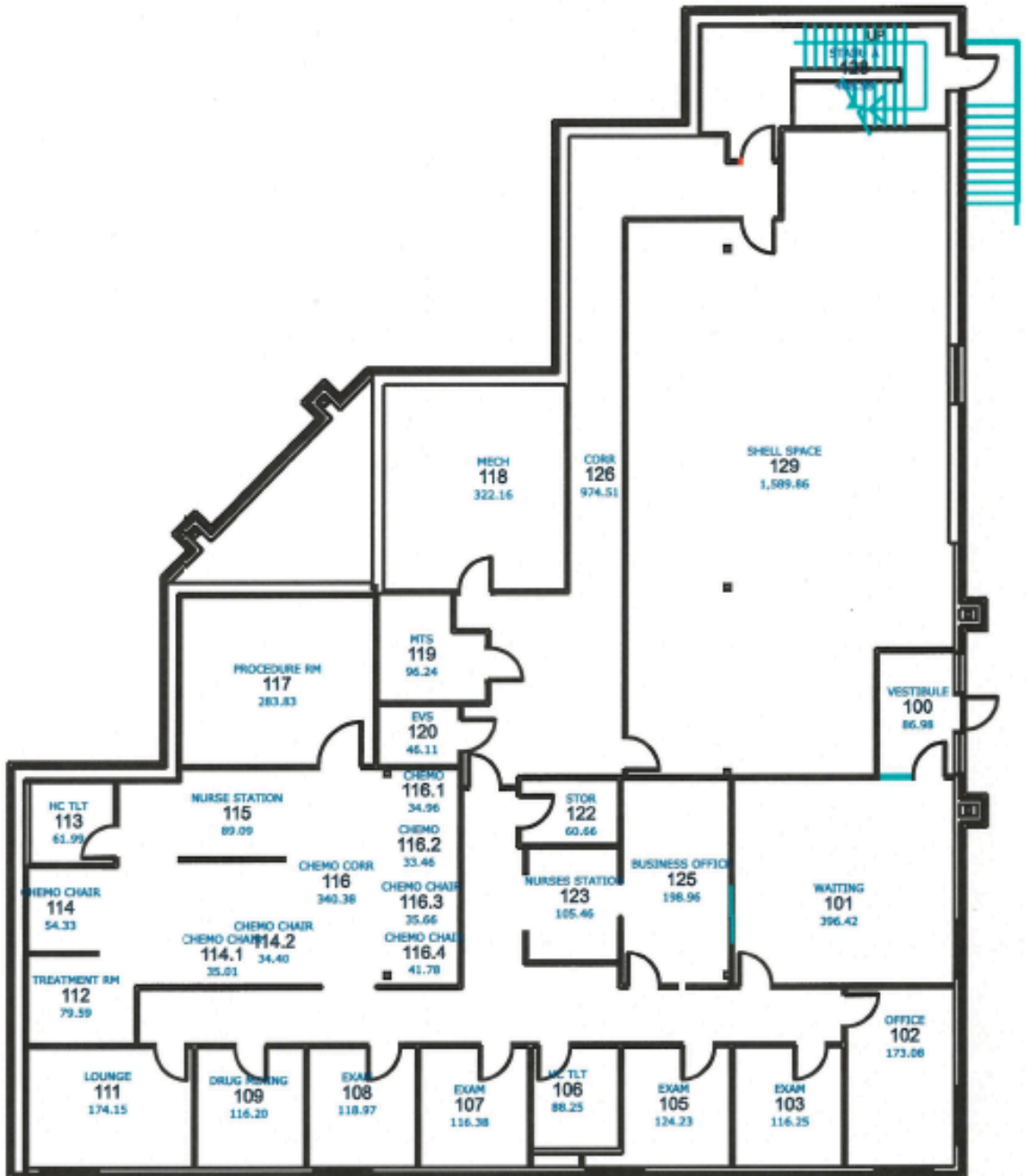
Details	Dock Information	Tax & Legal
<b>How to Show:</b> Call Listing Agent <b>County:</b> Taney <b>View:</b> City; Mountain <b>Miscellaneous:</b> Fire Alarm; Fire Stairs; Smoke Detectors; Sprinkler; Water Heater-Gas <b>Utilities Available:</b> Electric; Gas; Public Sewer; Public Water <b>Business Type:</b> Medical/Dental; Office	<b>Parking:</b> 20+ Spaces <b>Heating:</b> Electric <b>Cooling:</b> Central; Electric <b>Restrooms:</b> 1 <b>Waterfront/View:</b> None <b>Roof:</b> Asphalt	<b>Real Estate Tax:</b> 0 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 08-9.0-29-000-000-033.006 2022 <b>Transaction Type:</b> Lease



**Presented by**  
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For more information contact Vinton Commercial Realty 417.334.9400 [chris@vintonrealty.com](mailto:chris@vintonrealty.com) [www.VintonRealty.com](http://www.VintonRealty.com)  
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