

Now Leasing

Downtown Branson LANDMARK Building

SMALL OFFICES FOR LEASE

Move In Ready



115 West Atlantic St. Branson, MO 65616

For Lease

Looking for a small office in the downtown Branson area? Look no further! The Landmark Building has offices move in ready for lease! Various options available to fit your needs. Located among the vibrant downtown businesses in the heart of historic downtown Branson! Within walking distance of area restaurants and shopping. Downtown zoning with ample city parking across the street.

- 102 \$800/mo. 802 sf.
- 103 \$1200/mo. 1090 sf.
- 105 \$400/mo. 342 sf.
- 108 \$400/mo. 300 sf.
- 109 \$400/mo. 300 sf.

Chris Vinton



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COMMERCIAL REALTY

Sales . Leasing . 1031Exchange . Retail . Build to Suit . Property Management . Site Selection . Consulting . Acquisitions . Investments

	60252831 County: Taney Aprx Lot Size (Acres): 0.14 Aprx Year Built: 1979 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: No Garage/Carpport: No	Commercial-All Types Office Active List Price: \$400 List Price/SqFt: 1.17 Lease Rate (\$/SF/YR): 14 Lease Type: NNN Lease Type: NNN SqFt - Total: 342 Section: 33 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No
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Directions: Hwy. 65 to Branson Landing Exit. Take Veterans Blvd. t Atlantic St. and take a left. Building is on the left.

Legal Description: Branson Lots 18 & 19 Blk 12; City of Branson Legal on Title shall govern.

Marketing Remarks: Professional office space for lease in downtown Branson! Suite 105 offers 342 sf. of office space located on the upper level. The Landmark building is located among the vibrant downtown businesses in the heart of historic downtown Branson! Within walking distance of area restaurants. and shopping. Downtown zoning with ample city parking across the street. **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
How to Show: Call Listing Agent County: Taney View: City Miscellaneous: Public Restrooms Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Office	Parking: 1-5 Spaces Heating: Electric Cooling: Electric Restrooms: 2 Waterfront/View: None Roof: Metal	Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-8.0-33-003-012-005.000 2022 Transaction Type: Lease



Presented by
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	60252832 County: Taney Aprx Lot Size (Acres): 0.14 Aprx Year Built: 1979 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: No Garage/Carpport: No	Commercial-All Types Office Active List Price: \$400 List Price/SqFt: 1.33 Lease Rate (\$/SF/YR): 16 Lease Type: NNN Lease Type: NNN SqFt - Total: 300 Section: 33 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No
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Directions: Hwy. 65 to Branson Landing Exit. Take Veterans Blvd. t Atlantic St. and take a left. Building is on the left.

Legal Description: Branson Lots 18 & 19 Blk 12; City of Branson Legal on Title shall govern.

Marketing Remarks: Professional office space for lease in downtown Branson! Suite 108 offers 300 sf. of office space located on the upper level. The Landmark building is located among the vibrant downtown businesses in the heart of historic downtown Branson! Within walking distance of area restaurants. and shopping. Downtown zoning with ample city parking across the street. **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
How to Show: Call Listing Agent County: Taney View: City Miscellaneous: Public Restrooms Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Office	Parking: 1-5 Spaces Heating: Electric Cooling: Electric Restrooms: 2 Waterfront/View: None Roof: Metal	Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-8.0-33-003-012-005.000 2022 Transaction Type: Lease



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	60253283	Commercial-All Types	Office	Active
	County: Taney Aprx Lot Size (Acres): 0.14 Aprx Year Built: 1979 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: No Garage/Carpport: No	List Price: \$400 List Price/SqFt: 1.33 Lease Rate (\$/SF/YR): 16 Lease Type: NNN Lease Type: NNN SqFt - Total: 300 Section: 33 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No		

Directions: Hwy. 65 to Branson Landing Exit. Take Veterans Blvd. t Atlantic St. and take a left. Building is on the left.

Legal Description: Branson Lots 18 & 19 Blk 12; City of Branson Legal on Title shall govern.

Marketing Remarks: Professional office space for lease in downtown Branson! Unit 109 will be available on November 1 and it offers 300 sf. of office space located on the upper level. This unit can be adjoined to Unit 108 for a total of 600 sf. The Landmark building is located among the vibrant downtown businesses in the heart of historic downtown Branson! Within walking distance of area restaurants. and shopping. Downtown zoning with ample city parking across the street. **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
How to Show: Call Listing Agent County: Taney View: City Miscellaneous: Public Restrooms Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Office	Parking: 1-5 Spaces Heating: Electric Cooling: Electric Restrooms: 2 Waterfront/View: None Roof: Metal	Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-8.0-33-003-012-005.000 2022 Transaction Type: Lease



Presented by

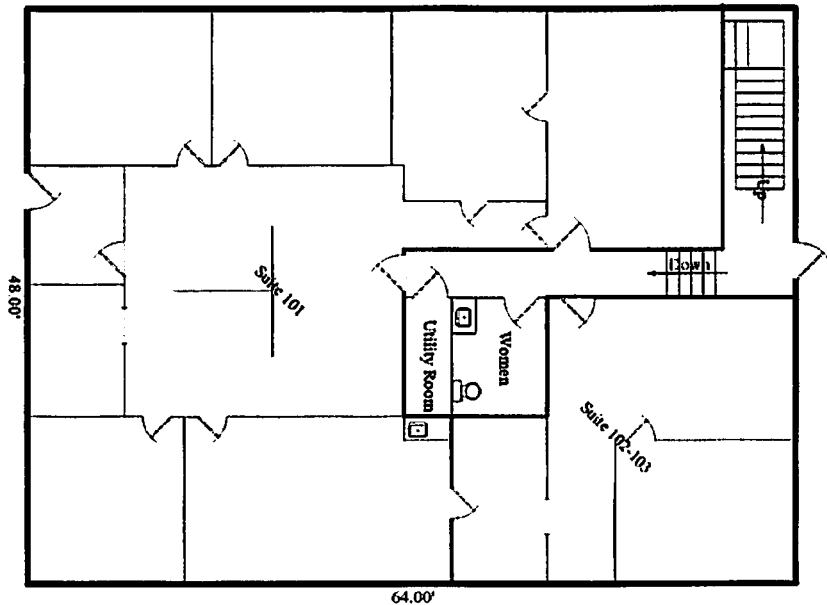
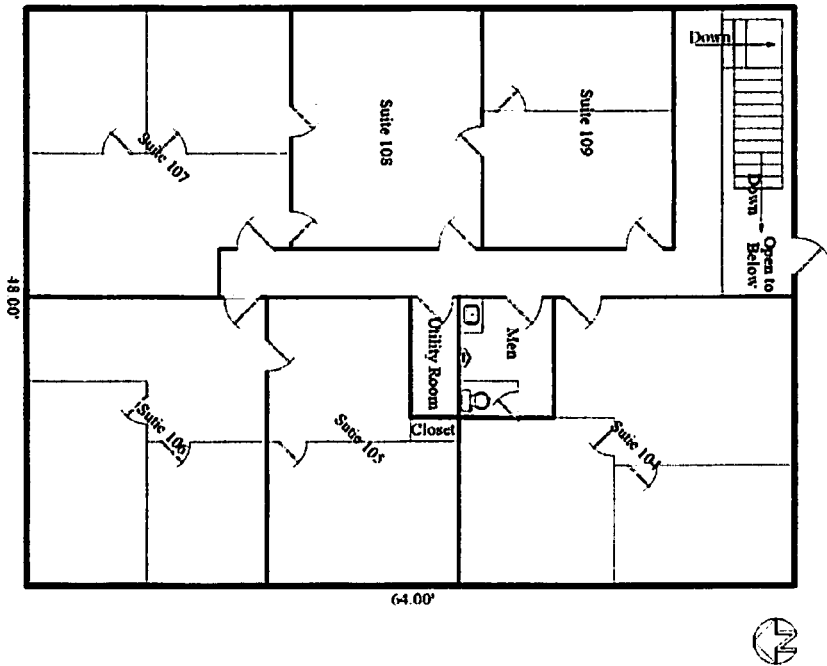
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For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com
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Building Sketch



Sketch of the improvements
(Upper level - top, Lower level, bottom)

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