

Retail Space Available

Suite "500" 3,200 +/- sqft

Suite "300" 1200 +/- sqft LEASED!



19199 St. Hwy. 413 Branson West, MO 65737

Retail/Office space immediately available for lease at the Business Center in Branson West. Suite 500 has 3200 sq. feet of open space offering many possibilities for your business. Suite 300 was a former salon with 1200 sq. ft. Excellent location at the intersection of Hwy. 413 and Hwy. 13 produces high traffic volume.

Suite 500

- 3,200 SQ/FT
- \$1,800/MO
- MLS #602616137

Suite 300

- 1,200
 - \$
- #60260093



Property Offered By:

Chris Vinton




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VINTON
COMMERCIAL REALTY

	60261637	Commercial-All Types	Retail	Active
	County: Stone Aprx Lot Size (Acres): 0 Aprx Year Built: 1996 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carpport: No		List Price: \$1,800 List Price/SqFt: 0.56 Lease Rate (\$/SF/YR): 6.75 Lease Type: GR Lease Type: GR SqFt - Total: 3,200 Section: 12 Township: 23 Range: 23 Inside City Limits: No Construction Status: Existing Foreclosure/Short Sale: No	

Directions: Branson West Hwy. 76 to Hwy. 13 immediately to the west of Heartland Storage.
Legal Description: PART OF SW NW BEG 1948' W OF SWC, TH NWLY 210' FOR TPB, TH NWESTERLY 62'; TH NELY 3', TH NWLY 210', EXPECT THAT PART OF THE SE CORNER OF THE SAID PARCEL DUE TO MODOT R/W LEGAL ON TITLE SHALL GOVERN.

Marketing Remarks: Retail/office space for LEASE at the Business Center. Check out the 3200 square foot retail space in Branson West strip mall. This unit features open concept work space offering many opportunities for your business. Excellent location at the intersection of Hwy. 413 and Hwy. 13 offers high traffic counts.

Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent County: Stone View: City Utilities Available: Electric Business Type: Office; Retail	Parking: 6-10 Spaces Heating: Electric Cooling: Electric Restrooms: 1 Waterfront/View: None Roof: Metal		Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 11-1.0-12-00-000-004.050 2023 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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