

BRANSON WAREHOUSE CENTER

NOW AVAILABLE UNIT C



291 Sunrise Drive Unit C Branson, MO 65616

Commercial Warehouse Space for Lease! This well-equipped commercial warehouse unit offers 2400 square feet of space. Unit includes an office area, bathroom, and two 14 x 12 overhead doors for convenient loading and unloading. Conveniently located on Sunrise Dr. with easy access to Hwy. 65.

- **\$9.00 sf./yr.**
- **2400 Sf.**
- **2 14' Overhead Doors**
- **Office Space**
- **Excellent Location**
- **MLS 60260176**

Chris Vinton



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VINTON
COMMERCIAL REALTY

	60260176 Commercial-All Types Industrial Active	
	<table border="1"> <tr> <td> County: Taney Aprx Lot Size (Acres): 0 Aprx Year Built: 2021 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes CAM Comments: Sq ft per year Garage/Carpport: No </td> <td> List Price: \$9 List Price/SqFt: 0 Lease Rate (\$/SF/YR): 9 Lease Type: NNN Lease Type: NNN SqFt - Total: 2,400 Section: 17 Township: 23 Range: 21 Inside City Limits: No Construction Status: Existing Foreclosure/Short Sale: No </td> </tr> </table>	County: Taney Aprx Lot Size (Acres): 0 Aprx Year Built: 2021 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes CAM Comments: Sq ft per year Garage/Carpport: No
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Directions: From Hwy. 65 take the Highroad 76 West exit and take a left on Victor Church road. Continue South past Buchanan Rd. units are on the left.
Legal Description: SUNRISE BUSINESS PARK SUNRISE BUSINESS PARK -LT 1 Legal on Title shall govern.

Marketing Remarks: Commercial Warehouse Space for Lease! This well-equipped commercial warehouse unit offers 2400 square feet of space. Unit includes a bathroom, an office area, and two 14 x 12 overhead doors for convenient loading and unloading. Conveniently located on Sunrise Dr. with easy access to Hwy. 65.

Details	Dock Information	Tax & Legal
How to Show: Call Listing Agent County: Taney View: Mountain Miscellaneous: Private Restrooms; Water Heater-Electric Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Warehouse	Parking: 1-5 Spaces Heating: Electric Cooling: Electric Restrooms: 1 Waterfront/View: None Roof: Metal	Real Estate Tax: 0 Tax ID: 08-4.0-17-000-000-023.000 2023 Sub Lease: No Transaction Type: Lease

 <p>Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919</p>	<p>CAM: 1.00</p>
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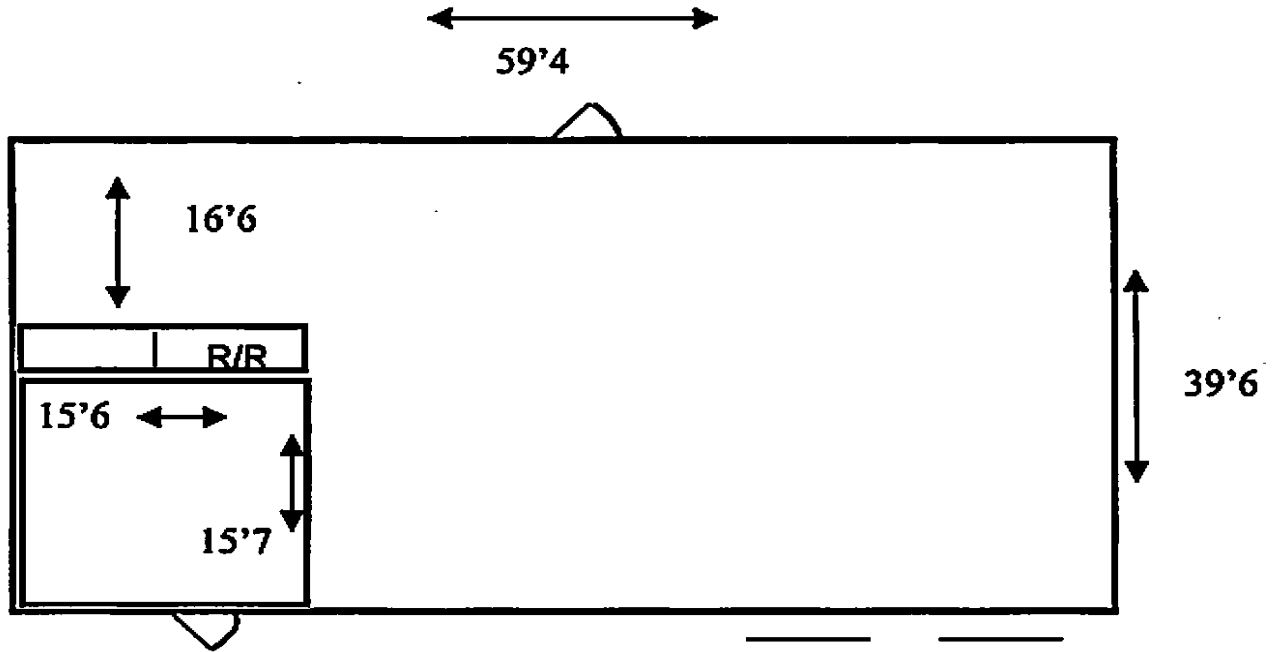
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For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com
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29 Sunrise Dr. Unit C Branson MO 6516

2400 SQFT



FRONT