

New Listing

# Office Space for LEASE

Centrally Located in the Heart of Branson



**3009 W. Hwy. 76 Country Blvd. Suite 100 Branson, MO 65616**

Discover the perfect spot for your business in the heart of the famous Branson Strip! This 1200 square foot office unit features two restrooms and offers a prime location amidst the lively entertainment scene of Branson's bustling district. Position your office in the heart of this vibrant area, surrounded by attractions and amenities.

- **\$1,500.00/mo.**
- **1000 +/- sf.**
- **Office Space**
- **Ample Parking**
- **Excellent Location**
- **MLS #60266778**

Chris Vinton



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**VintonRealty.com**

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COMMERCIAL REALTY


	60266778 Commercial-All Types		Office	Active
	<b>County:</b> Taney <b>Aprx Lot Size (Acres):</b> 0 <b>Aprx Year Built:</b> 2013 <b>Lake/River:</b> None <b>Agreement Type:</b> Exclusive Right To Lease <b>Sign on Property:</b> No <b>Garage/Carport:</b> No		<b>List Price:</b> \$1,500 <b>List Price/SqFt:</b> 1.25 <b>Lease Rate (\$/SF/YR):</b> 18 <b>Lease Type:</b> GR <b>Lease Type:</b> GR <b>SqFt - Total:</b> 1,200 <b>Section:</b> 2 <b>Township:</b> 22 <b>Range:</b> 22 <b>Inside City Limits:</b> Yes <b>Construction Status:</b> Existing <b>Foreclosure/Short Sale:</b> No	

**Directions:** Take St. Hwy. 65 to 76 Country Blvd. to property on right.

**Legal Description:** PT SE4NE4 (RESTAURANT SITE); CITY OF BRANSON Legal on Title shall govern

**Marketing Remarks:** Commercial Space for Lease on the renowned Branson Strip! This 1200 square foot office unit features two restrooms and offers a prime location amidst the lively entertainment scene of Branson's bustling district. Position your office in the heart of this vibrant area, surrounded by attractions and amenities.   
\*\*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 <b>Utilities Available:</b> Electric; High Speed Internet Access; Public Sewer; Public Water <b>Business Type:</b> Office	<b>Parking:</b> 11-15 Spaces; Parking Area; Paved <b>Heating:</b> Electric; Forced Air <b>Cooling:</b> Central; Electric <b>Restrooms:</b> 2 <b>Waterfront/View:</b> None		<b>Real Estate Tax:</b> 0 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 18-1.0-02-001-001-016.002 2023 <b>Transaction Type:</b> Lease

 <div><b>Presented by</b> Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 <a href="mailto:chris@vintonrealty.com">chris@vintonrealty.com</a> <a href="http://www.VintonRealty.com">http://www.VintonRealty.com</a> 2003020919</div>	
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\* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.