

Reduced!!!

For Sale or Lease

Prime Office & Warehouse Space

7,000 sqft. +/- on 1 Acre



116 Chiefs Court . Branson . Mo

7,000 sqft Commercial Warehouse offered for Sale or Lease. Situated on 1.0 (+/-) acre and conveniently located just off 248 within close proximity to Branson Schools, Shopping, Theatres and Restaurants. Building contains built out office space and climate controlled warehouse space. Finished space consists of 2 offices, open area, bathroom, walk in cooler, washer/dryer and dishwasher. Endless possibilities! Central location to logistically serve all of Branson.

- 7,000 sqft
- Climate Controlled
- Built out Office Space
- Warehouse + Office
- \$3,500/mo Lease Price
- MIs #353565
- \$329,000 Sale Price

OFFERED BY:

CHRIS VINTON



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VINTON
COMMERCIAL REALTY

	30353565	Commercial	Industrial	Active
	County: Taney Subdivision: N/A Aprx Lot Size (Acres): 1.07 # Units: 1 Aprx Year Built: 2006 Lake/River: None Agreement Type: Exclusive Right To Sell Sale Type: Inv or Owner/User Sign on Property: No	List Price: \$329,000 List Price/SqFt: 47 Lease Monthly P/Ft \$: 4,000 Lot Dimensions: 132 x 176 x 126 x 132 SqFt - Total: 7,000 Secondary Street Access: Hwy 248 Inside City Limits: No Construction Status: Existing Foreclosure/Short Sale: No		

Directions: Hwy. 248 to right on Chief Court. Warehouse on right.

Legal Description: 248 PLAZA LT 4B CITY OF BRANSON

Marketing Remarks: Warehouse Office/Living Area. \$3500/ Mo on LEASE. Great Location just off Hwy. 248. Endless possibilities, 7000 total sqft, 16 ft ceiling height, foam insulation, living/office area with walk in cooler, washer/dryer, dishwasher, restrooms and 2 offices. Warehouse is heated and cooled throughout entire space. Adjacent .4 Acres also for sale at \$64,000. Level and builder ready.

Details		Dock Information	Tax & Legal
Financing: Cash; Conventional Lockbox: LB Type: None County: Taney Miscellaneous: Display Window; Fire Alarm; Handicap Accessible Utilities Available: City Sewer; City Water	Parking Type: Paved Heating: Electric Cooling: Central; Electric Restrooms: 1 Sprinkler: No View: No Waterfront/View: None Roof: Metal Construction: Aluminum Siding; Metal	Docks/Slips: No	Zoning: Commercial Real Estate Tax: 4,014 Tax ID: 08-4.0-19-003-008-013.004 2011 Transaction Type: Sale

Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 417-334-9400 chris@ivalve.net http://www.VintonRealty.com	Property Sub-Type: Industrial Sign on Property: No	Begin Date: 07/01/2013
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	30353915	Commercial	Other	Active
	County: Taney Subdivision: N/A Aprx Lot Size (Acres): 1.07 # Units: 1 Aprx Year Built: 2006 Lake/River: None Agreement Type: Exclusive Right To Sell Sale Type: Inv or Owner/User Sign on Property: No		List Price: \$3,500 List Price/SqFt: 0.5 Lease Monthly P/Ft \$: 4,000 Lot Dimensions: 132 x 176 x 126 x 132 SqFt - Total: 7,000 Secondary Street Access: Hwy 248 Inside City Limits: No Construction Status: Existing Foreclosure/Short Sale: No	

Directions: Hwy. 248 to right on Chief Court. Warehouse on right.

Legal Description: 248 PLAZA LT 4B CITY OF BRANSON

Marketing Remarks: Warehouse Office/Living Area. Sale or Lease. REDUCED Now \$329,000 or \$3500/ mo. Great Location just off Hwy. 248. Endless possibilities, 7000 total sqft, 16 ft ceiling height, foam insulation, living/office area with walk in cooler, washer/dryer, dishwasher, restrooms and 2 offices. Warehouse is heated and cooled throughout entire space. Adjacent .4 Acres also for sale at \$64,000. Level and builder ready! See attached package for all information.

Details		Dock Information	Tax & Legal
Financing: Cash; Conventional Lockbox: LB Type: None County: Taney Miscellaneous: Display Window; Fire Alarm; Handicap Accessible Utilities Available: City Sewer; City Water	Parking Type: Paved Heating: Electric Cooling: Central; Electric Restrooms: 1 Sprinkler: No View: No Waterfront/View: None Roof: Metal Construction: Aluminum Siding; Metal	Docks/Slips: No	Zoning: Commercial Real Estate Tax: 4,014 Tax ID: 08-4.0-19-003-008-013.004 2011 Transaction Type: Lease

Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 417-334-9400 chris@ivalve.net http://www.VintonRealty.com	Property Sub-Type: Other Sign on Property: No	Begin Date: 07/23/2013
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Customer Display

C 341295A

[120 Chief Ct. Branson, MO 65616](#)



\$64,000



County: Taney
Inside City: Yes
Lake/River:
Levels:
Apx. SqFt: 17424
Yr Built: 2011
Apx. Acres: .4
Covenants: Yes
RE Incl: Yes
Lot Dim: 65x52x118x118x126x50

Area Location: WCT
Zoning: Commercial
WaterView/Front: None
Units:
SqFt Livable:
YB Src:
Road Front: 56
Restrictions: Yes

Tax ID: 08-4.0-19-003-008-013.007

Tax Amnt: \$809.32

Tax Year: 2010

Bus. Type: Vacant Land

Bus. Name: Vacant Land

Lease Trms:

Lease \$: \$

Lease Cond:

Laundry:

CAP %: %

Dock/Slip:

Dock/Slip Permit:

Features: Other

Equip. Leased: None

Equip. Owned: None

Owner Pays: Other

Tenant Pays: All Other

Current Use: Business Service , Other

Loading Dock:

Heating: None

Construction: Other

Water/Sewer: Sew er-At Road , Sew er-Public , Water-Public

Boat Dock:

Comm. Amen:

Fireplace:

CAM:

Dock/Slip Size:

Dock/Slip Agmt:

Lease/Sale: Sale

Yr. Bus. Std:

Bldg Size:

Lease Spc:

Living Qtrs:

Fireplaces:

CAM Desc:

Dock/Slip Type:

Dock Fee \$: \$

Gros. Rec: \$

Cost Sales: \$

Expenses: \$

Parking:

RV Pads:

Elec. Supplier:

Avg. Electric: \$

Dues Period:

Schools: Branson

Parking: Private Drive , Shared Drive , Street , Paved

Cooling: None

Roof: None

Lot Desc: Sloping , Level , Interior

Fencing:

Docs on File: Disclosure , Legal , Topographical Map , Other

Seller Prov:

Remarks: This vacant lot is located at the end of Chief Ct. just off Hwy 248 in Branson. If you are looking to build this property sit perfect. preliminary plans for a 4995 sqft building have been done. A shared ingress egress agreement will need to be agreed with current owner prior to closing. Adjacent Warehouse 116 Chiefs Court also for sale or lease. See attached information package.

Directions: Take Hwy 248 from Hwy 65. Almost directly across from The Tri-Lakes Center Church and Theater. Take Chief Ct vacant lot is at the end of street.



Prepared For You By:
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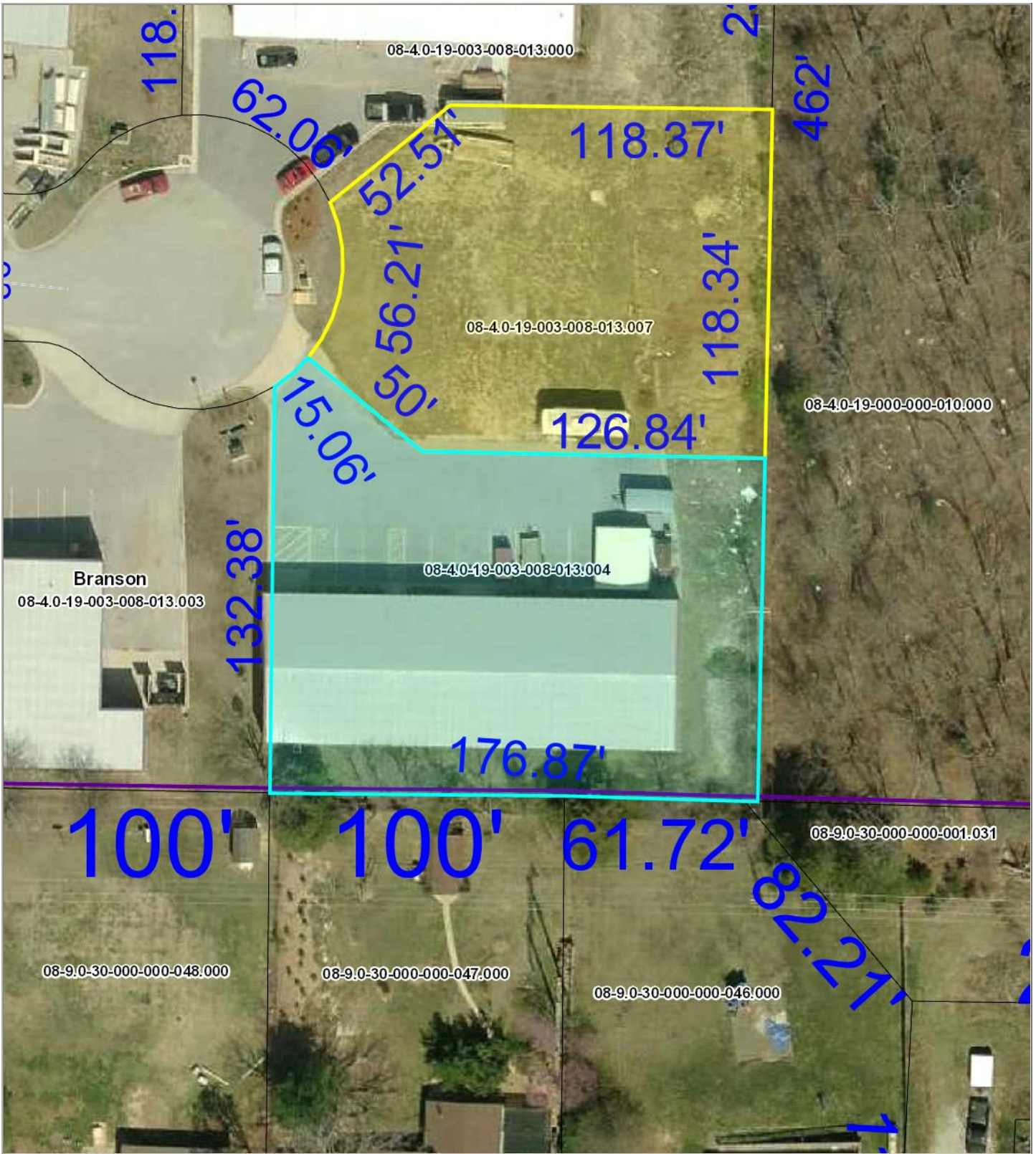


---- Information is not guaranteed ----

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For more information contact Vinton Commercial Realty 417.334.9400 chris@ivalve.net www.VintonRealty.com
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Parcel ID	08-4.0-19-003-008-013.004	Alternate ID	n/a	Owner Address	BWR ENTERPRISES LLC
Sec/Twp/Rng	19-23-21	Class	n/a		116 CHIEFS CT
Property Address	116 CHIEFS CT BRANSON	Acreage	n/a		BRANSON MO 65616

District	4CXB
Brief Tax Description	248 PLAZA LT 4B CITY OF BRANSON (Note: Not to be used on legal documents)