

# Office/Warehouse Building in Branson

## Commercial Building For Sale



**430 S. St. Hwy. 165 Branson, MO 65616**

Great two story office building/warehouse for sale just off the Branson Strip. This 9,600 sf. building currently has multiple offices and bathrooms, plus plenty of space for additional cubicles. Conference room, reception area, and break room are also in place. Located on over an acre of land and situated on the corner of Hwy. 165 and Green Mountain Dr. this building provides excellent access to service the Branson market.

- **\$350,000.00**
- **Excellent Location**
- **9,600 sqft.**
- **Multiple Offices**
- **High Traffic Counts**
- **MLS # 60174878**

Exclusively Offered by: **Chris Vinton**



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**VINTON**  
COMMERCIAL REALTY

	<b>60174878</b>	<b>Commercial-All Types</b>	<b>Industrial</b>	<b>Active</b>
	<b>County:</b> Taney <b>Aprx Lot Size (Acres):</b> 1.18 <b>Aprx Year Built:</b> 1992 <b>Build to Suit:</b> No <b>Divisible:</b> No <b>Infill Allowance:</b> No <b>Lake/River:</b> None <b>Agreement Type:</b> Exclusive Right To Sell <b>Sign on Property:</b> Yes <b>Garage/Carport:</b> No		<b>List Price:</b> \$350,000 <b>List Price/SqFt:</b> 36.46 <b>SqFt - Total:</b> 9,600 <b>Primary Street Access:</b> Hwy 165 <b>Section:</b> 2 <b>Township:</b> 22 <b>Range:</b> 22 <b>Inside City Limits:</b> Yes <b>Cross Street:</b> Green Mountain Dr <b>Build to Suit:</b> No <b>Construction Status:</b> Existing <b>Foreclosure/Short Sale:</b> No <b>Historical District:</b> No	

**Directions:** From Hwy. 76 (The Strip) go South on St. Hwy. 165 to property on left.

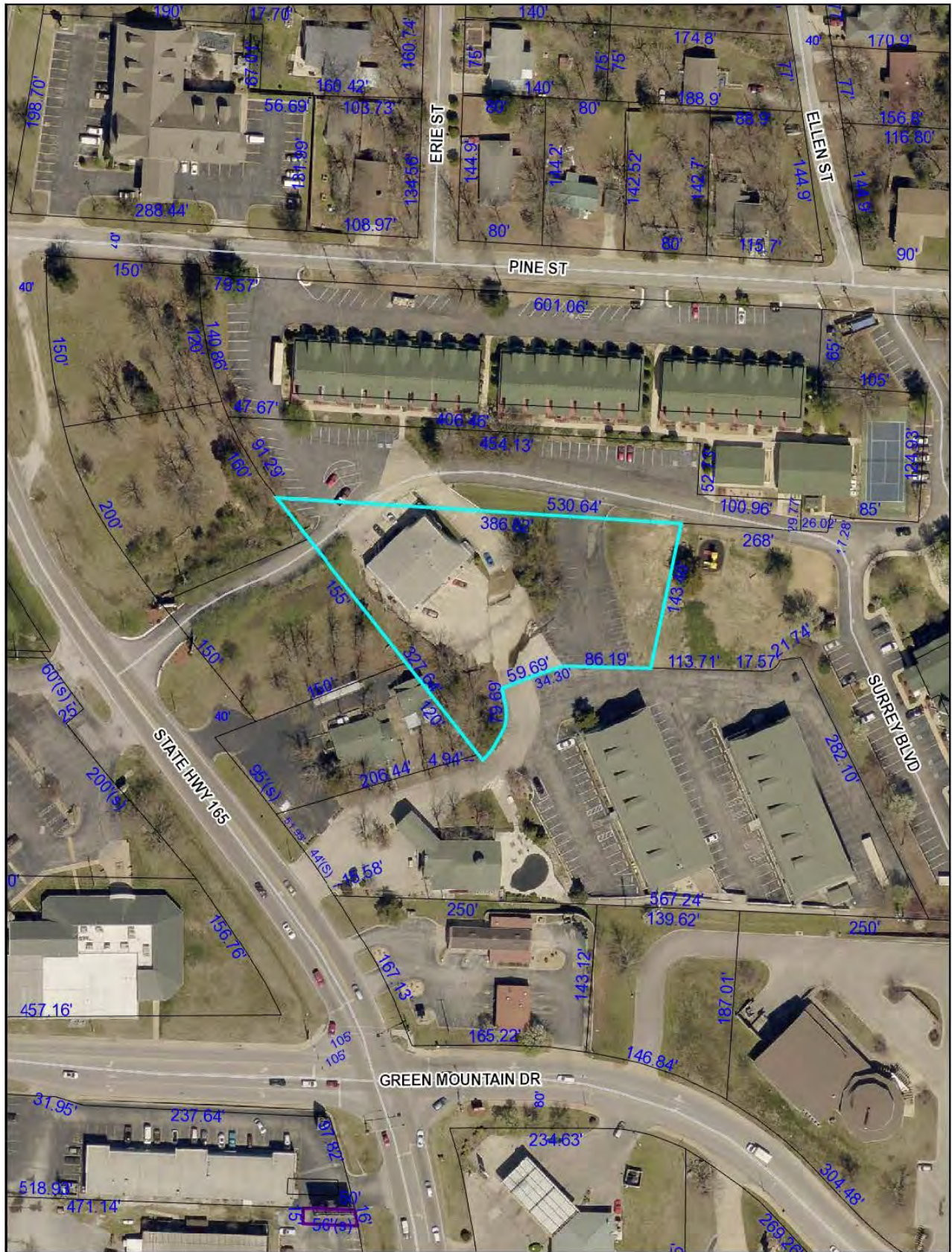
**Legal Description:** SURREY CONDOS, THE- PH 1 LT 2 AMENDED PLAT LT SPLIT OF LTS 2 & 3 SURREY SUB OF BRANSON Legal on Title shall govern.

**Marketing Remarks:** Great office building/warehouse for sale just off the Branson Strip. This two story building, with 4800 sf on each floor, currently has multiple offices and bathrooms, plus plenty of space for additional cubicles. Conference room, reception area, and break room are also in place. This property has many possibilities. Located on over an acre of land and situated on the corner of Hwy. 165 and Green Mountain Drive offers convenient access to service the Branson market. \*\*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> Mountain; Panoramic <b>Miscellaneous:</b> 1 Phase; Free Standing; Public Restrooms <b>Utilities Available:</b> Electric; High Speed Internet Access; Public Sewer; Public Water <b>Business Type:</b> Business Service; Distribution; Office; Vacant; Warehouse	<b>Parking:</b> 16-20 Spaces; Paved <b>Heating:</b> Electric <b>Cooling:</b> Electric <b>Restrooms:</b> 4 <b>Waterfront/View:</b> None <b>Roof:</b> Metal		<b>Property Name:</b> Bus Barn <b>Real Estate Tax:</b> 7,366.06 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 18-10-02-004-012-001.007 2020 <b>Transaction Type:</b> Sale

<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		<b>Property Sub-Type:</b> Industrial <b>Sign on Property:</b> Yes <b>Begin Date:</b> 09/30/2020
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For more information contact Vinton Commercial Realty 417.334.9400 [chris@vintonrealty.com](mailto:chris@vintonrealty.com) [www.VintonRealty.com](http://www.VintonRealty.com)  
 \*Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.



