

New Listing

Commercial Investment Opportunity

36 Hole Mini Golf for SALE



4800 Gretna Rd. Branson, MO 65616

Prime turn-key investment opportunity – the Greatest Adventures Mini Golf complex is now on the market. Spanning 2.1 +/- acres, it features a meticulously crafted 36-hole mini golf course with a captivating medieval theme, delivering top-tier entertainment. This complex is tailor-made to take advantage of Branson's booming tourism. Outdoors, a generously sized covered area invites relaxation, while indoors, a 2100 +/- sq. ft. retail space beckons entrepreneurs, perfect for dining or entertainment ventures. Additionally, with three well-proportioned upper-level rooms and a full bath, operational convenience is a guarantee. Strategically located on Gretna Road at the entrance of Branson Meadows Shopping Mall, this acquisition guarantees visibility and substantial commercial potential. This turnkey business opportunity invites you to explore the exceptional possibilities of the Greatest Adventures Mini Golf complex, poised to thrive within Branson's dynamic tourism industry.

- **Turn Key Business**
- **Family Fun**
- **3100 +/- sf.**
- **\$1,395,000.00**
- **Admin. Area**
- **Great Location**
- **MLS 60250480**


Chris Vinton



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VINTON
COMMERCIAL REALTY

	60250480	Commercial-All Types	Retail	Active
	County: Taney Aprx Lot Size (Acres): 2.09 Aprx Year Built: 2008 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: No Garage/Carport: No	List Price: \$1,395,000 List Price/SqFt: 450 SqFt - Total: 3,100 Section: 25 Township: 23 Range: 22 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No		

Directions: From Hwy. 65 take the 248 Exit to Gretna Road. Property on the left.

Legal Description: FACTORY SHOPPES OF AMERICA TR 2; CITY OF BRANSON. Legal on Title shall govern.

Marketing Remarks: Greatest Adventures Mini Golf for Sale. This immaculate property sits on 2.1 +/- acres and includes a Medieval themed 36 hole mini golf course. Excellent condition with water features throughout the course. Large outdoor covered area for seating. Inside you'll find a 2100 +/- sf. retail area that could be used as restaurant or another entertainment area for activities. The second story boasts three large rooms and a full bath perfect for office administration or other uses. Large level parking lot and excellent signage on Gretna Road at the entrance of Branson Meadows Shopping Mall. **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
How to Show: Call Listing Agent County: Taney View: City Miscellaneous: Public Restrooms; Security System; Sign-Pole Utilities Available: Electric; Gas; Public Sewer; Public Water Business Type: Recreation (Non-Resort); Restaurant; Retail	Parking: 20+ Spaces; Hard Surface; Paved Heating: Electric Cooling: Electric Restrooms: 2 Waterfront/View: None Roof: Composition	Real Estate Tax: 8,300 RE Tax Provided By: Assessor Records Tax ID: 07-7.0-25-000-000-004.007 2022 Transaction Type: Sale



Presented by

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