

For Lease

# Highway 248 in Branson

## Professional Office or Retail Space In Branson for Lease

Space now available 1500 sf. or More

### North Park Plaza



Suite D 1500 sf.



Suite G 1500 sf.

800 State Highway 248 Branson, MO 65616

North Park Plaza, located within Branson's busy business district along Hwy. 248, provides excellent exposure and visibility. Join a community of thriving professional businesses and enjoy the cohesive and professional atmosphere. Take advantage of prime signage opportunities in this vibrant commercial area. Discover the perfect office or retail space to meet your needs at North Park Plaza.

- Multiple Options
- Move-in Ready
- St. D \$1625/mo
- St. G \$1750/mo
- MLS 60265568
- MLS 60265571

Chris Vinton



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<b>60265571</b>	<b>Commercial-All Types</b>	<b>Retail</b>	<b>Active</b>
<b>County:</b> Taney <b>Aprx Lot Size (Acres):</b> 1 <b>Aprx Year Built:</b> 2004 <b>Lake/River:</b> None <b>Agreement Type:</b> Exclusive Right To Lease <b>Sign on Property:</b> Yes <b>Garage/Carpport:</b> No		<b>List Price:</b> \$1,750 <b>List Price/SqFt:</b> 1.17 <b>Lease Rate (\$/SF/YR):</b> 14 <b>Lease Type:</b> NNN <b>Lease Type:</b> NNN <b>SqFt - Total:</b> 1,500 <b>Section:</b> 29 <b>Township:</b> 23 <b>Range:</b> 21 <b>Inside City Limits:</b> Yes <b>Construction Status:</b> Existing <b>Foreclosure/Short Sale:</b> No	

**Directions:** From Hwy 65 to west on Hwy 248 approximately one mile to building on the right. Look for the North Park Plaza sign and Comet Cleaners.  
**Legal Description:** Manchester Village Lot 1 City of Branson Legal on Title shall govern.

**Marketing Remarks:** North Park Plaza, located within Branson's busy business district along Hwy. 248, provides excellent exposure and visibility. Join a community of thriving professional businesses and enjoy the cohesive and professional atmosphere. Take advantage of prime signage opportunities in this vibrant commercial area. Discover the perfect office or retail space to meet your needs at North Park Plaza. Suite G is also available see MLS #60265568 \*\*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; Call Listing Office <b>County:</b> Taney <b>View:</b> City <b>Miscellaneous:</b> Display Window; Fire Alarm; Handicap Accessible; Sign-Pole; Water Heater-Electric <b>Utilities Available:</b> Electric; Gas; High Speed Internet Access; Public Sewer; Public Water; Tenant Pays <b>Business Type:</b> Office; Retail; Shopping Center	<b>Parking:</b> 6-10 Spaces; Paved <b>Heating:</b> Electric <b>Cooling:</b> Central; Electric <b>Restrooms:</b> 1 <b>Waterfront/View:</b> None <b>Roof:</b> Metal		<b>Real Estate Tax:</b> 0 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 08-9.0-29-000-000-023.001 2023 <b>Transaction Type:</b> Lease



**Presented by**  
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	<b>60265568</b>	<b>Commercial-All Types</b>	<b>Office</b>	<b>Active</b>
	<b>County:</b> Taney <b>Aprx Lot Size (Acres):</b> 1 <b>Aprx Year Built:</b> 2004 <b>Lake/River:</b> None <b>Agreement Type:</b> Exclusive Right To Lease <b>Sign on Property:</b> Yes <b>Garage/Carpport:</b> No		<b>List Price:</b> \$1,625 <b>List Price/SqFt:</b> 1.08 <b>Lease Rate (\$/SF/YR):</b> 13 <b>Lease Type:</b> NNN <b>Lease Type:</b> NNN <b>SqFt - Total:</b> 1,500 <b>Section:</b> 29 <b>Township:</b> 23 <b>Range:</b> 21 <b>Inside City Limits:</b> Yes <b>Construction Status:</b> Existing <b>Foreclosure/Short Sale:</b> No	

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	<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>CAM:</b> Estimated \$2.50 sf.
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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)  
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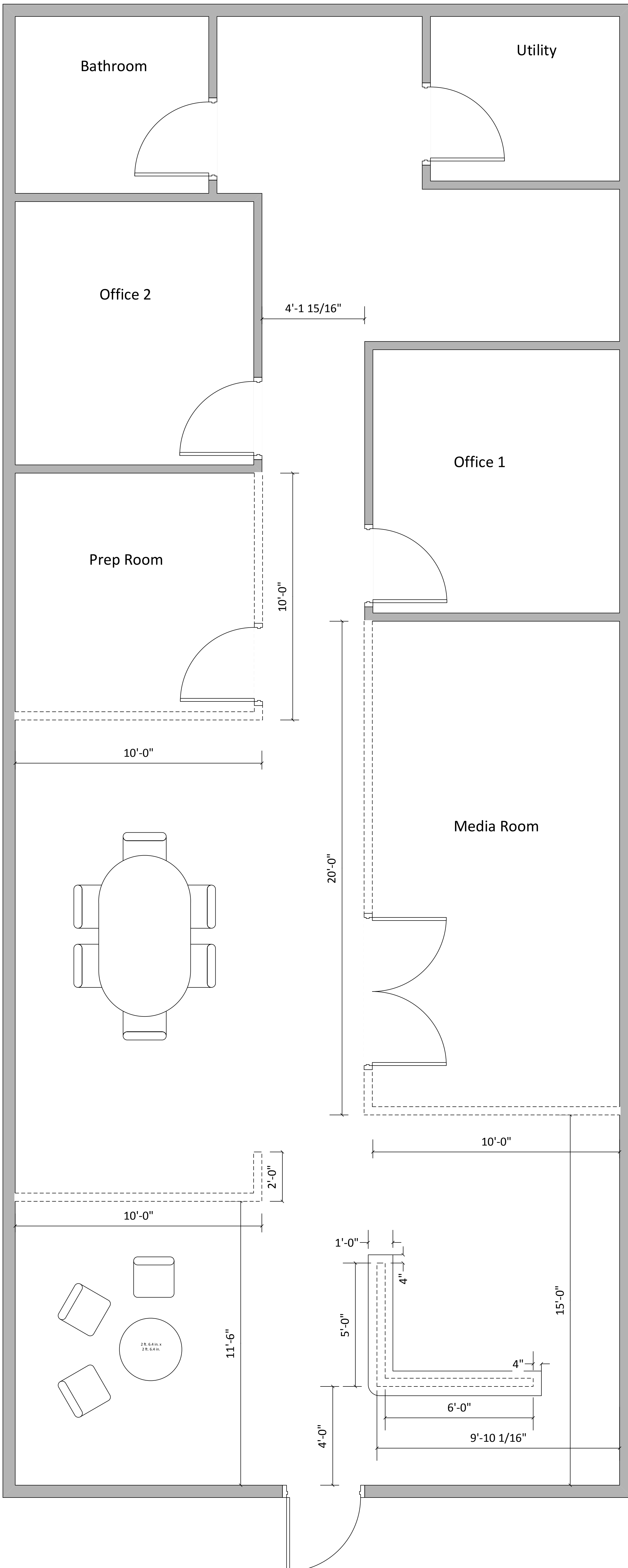


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# Suite D

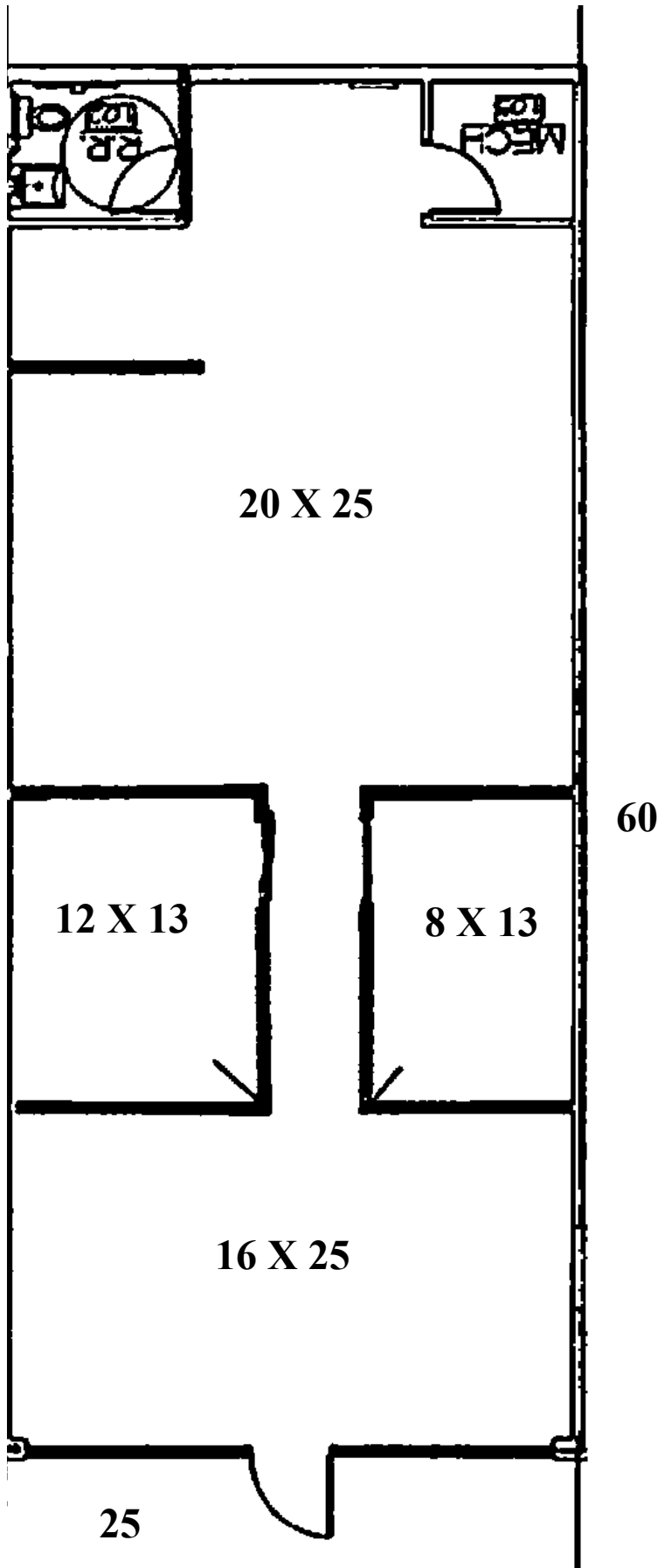


Interior wall addition proposal.  
Add 10' x 10' room (Prep room)  
with door. Add 20' x 10' room  
(Media room) with door.

Wall additions are indicated by  
dashed wall lines.

Walls will be 8' height capped and  
sheet-rocked then painted,  
leaving 2' top gap for air  
circulation. Base trim will be  
matched to existing trim style.

# SUITE G



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