

Downtown Office Suites

Professional Office or Retail Space for Lease in Branson



203 W. Atlantic Branson, MO 65616

A prime business opportunity awaits in Downtown Branson starting January 1, 2024. This 4,000 square feet office/retail space offers large display windows, a private office, a restroom, storage, and convenient on-site parking. It's an ideal location for businesses seeking a presence in Historic Downtown Branson.

- **Move-in Ready**
- **Office/Retail**
- **\$2700/mo.**
- **Ideal Location**
- **Excellent Signage**
- **Downtown**

Offered By: **Chris Vinton**




Vinton Commercial Realty
1017 W. Main W. Hwy. 76
Branson, MO 65616
www.VintonRealty.com

Mobile: 417.861.6314
Phone: 417.334.9400
Fax: 417.973.0401
chris@vintonrealty.com

VINTON
COMMERCIAL REALTY


Sales . Leasing . 1031Exchange . Retail . Build to Suit . Property Management . Site Selection . Consulting . Acquisitions . Investments

	60256167 Commercial-All Types Retail Active	
	County: Taney Aprx Lot Size (Acres): 0 Aprx Year Built: 1975 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carport: No	List Price: \$2,700 List Price/SqFt: 0.68 Lease Rate (\$/SF/YR): 8.1 Lease Type: Other Lease Type: Other SqFt - Total: 4,000 Section: 33 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No

Directions: From Business 65/Veterans Blvd. turn right on W. Atlantic. Building is on the right.
Legal Description: BRANSON LTS 19 TH 24 & E 20.71' LT 18 BLK 13; CITY OF BRANSON Legal on Title shall govern.

Marketing Remarks: Available January 1! Great retail storefront building in downtown Branson. This 4000+/- square foot unit features an all glass front with open retail space and rear access all on one level. Other features include a private office and restroom with plenty of space to set up your retail/office business. Excellent visibility with easy access. **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; Call Listing Office County: Taney View: City Miscellaneous: Display Window; Private Restrooms Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Office; Retail	Parking: 16-20 Spaces Heating: Electric Cooling: Electric Restrooms: 1 Waterfront/View: None		Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-8.0-33-003-013-008.000 2022 Transaction Type: Lease

	Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919	
---	---	--

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Christopher Vinton on Thursday, November 09, 2023 12:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com
* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.