Downtown Office Suites

Professional Offices for Lease in Branson



205 W. Atlantic Branson, MO 65616

Multiple Suites Available

Unlock your perfect office space in the heart of downtown! • Suite I is 195 sq. ft. and available for lease at just \$450 per month. Suite I offers shared access to a conference room, kitchenette, restrooms, and entryway. Conveniently located • and affordably priced, these spaces are ideal for professionals seeking a compact and efficient workspace. Plus, enjoy the • added benefit of all utilities included in the lease, making your • business setup hassle-free.

- Move In Ready
- Unit I 195 sf.
- \$450/mo.
- Ideal Location
- Excellent Signage

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



60256676 Commercial-All Types Office Active	•
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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: \$450 Original List Price: \$450 List Price/SqFt: 2.31 Lease Rate (\$/SF/YR): 28.27 Lease Type: GR

Lease Type: GR SqFt - Total: 195 Section: 33 Township: 23 Range: 21

Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No

Tax & Legal

Directions: From Business 65/Veterans Blvd. turn right on W. Atlantic. Building is on the right.

Details

Legal Description: BRANSON LTS 19 TH 24 & E 20.71' LT 18 BLK 13; CITY OF BRANSON Legal on Title shall govern.

Agent Remarks: Potential Tenant must submit application and lease must be secured by Personal Guaranty.

Marketing Remarks: Small, efficient office space available for lease on January 1, 2024! Space features a 195 sq.ft. office plus shared common access to conference room, kitchenette/break room, restrooms, and entryway. Convenient downtown location is ideal for someone who wants a single professional office space with shared amenities. Did I mention all utilities are included? Don't wait! This one won't last long. **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

Financing: Cash; Lease	Parking: 11-15 Spaces	Real Estate Tax: 0
How to Show: Call Listing Agent; Call Listing Office	Heating: Electric	RE Tax Provided By: Assessor
Showing Service: None	Cooling: Electric	Records
Lockbox: LB Type: None	Restrooms: 2	Tax ID: 08-8.0-33-003-013-008.000
County: Taney	Waterfront/View: None	2023
View: City		Sub Lease: No
Miscellaneous: Public Restrooms; Sign-Pole		Transaction Type: Lease
Utilities Available: Electric; High Speed Internet		Listing Info: Listing Broker Is?:
Access; Public Sewer; Public Water		Seller's Agent; Commission Buyer
Business Type: Office		Agy: 5; Commission Buyer Agy Type:
		%; Commission Sub Agy: 0;
		Commission Sub Agy Type: %;
		Commission Trans Brkr: 5;
		Commission Trans Brkr Type: %



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 nttp://www.VintonRealty.com 2003020919

Listing Office: Vinton Commercial Realty 52605780 417-334-9400 License #:2011009386

Listing Member: Christopher Vinton 526000772 License #: 2003020919

chris@vintonrealty.com

LB Type: None

Showing Instructions: Call Listing Agent. Easy to show during business hours. Please do not disturb the Tenants.

Financing: Cash; Lease

6314

Office Ph: 417-334-9400

Listing Broker Is?:

Seller's Agent

Dock Information

Property Sub-Type: Office Sign on Property: Commission Buyer Agy: Commission Buyer Agy: 5% Commission Sub Agy: 0%

Commission Trans Brkr: 5%

Status Change Date: 11/16/2023

Agent Cell Ph: 417-861- Owner Name: Hall

Family Trust

Begin Date: 11/16/2023 **Cumulative DOM:** 62 Days On Market: 55

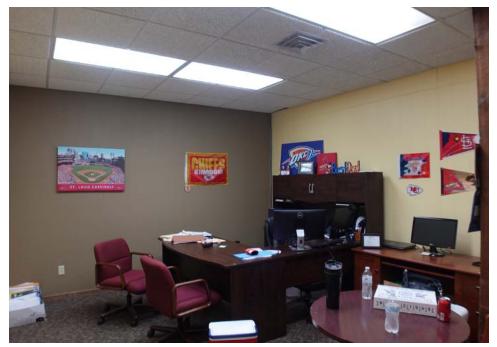
End Date: 11/30/2024

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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.