

Branson Theatre for Sale or Lease

Excellent Opportunity!



645 State Hwy. 165, Branson, MO

LET THE SHOW BEGIN...Take your show to the next level at this exclusive theater. Great shows come alive at great theaters. Take full advantage of this modern facility and bring your production to the next level. This theater is available for SALE or LEASE, with 950 seats and situated on 5-acres m/l. Busy location with good, level parking. Exceptional signage and visibility. If you are looking for an opportunity, then this theater must be considered.

- Sales Price \$3.4M
- Lease \$20,000/MO NNN
- 24,516 SQFT M/L
- 950 Seats
- Situated on 5.3 Acres
- Gift Shop & Concessions
- MLS #60067206

Offered by: **Chris Vinton**



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VINTON
COMMERCIAL REALTY

Customer Only Report

645 State Hwy. 165 Branson, MO 65616

\$3,400,000

	60067206	Commercial-All Types	Retail	Active
	Parent MLS #: N/A County: Taney Subdivision: Taney-Not in List Aprx Lot Size (Acres): 5.3 # Units: 1 Aprx Year Built: 2005 Build to Suit: No Divisible: No Divisible Comments: N/A Infill Allowance: No Infill Comments: N/A Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: Yes Infill Comments: N/A Parent/Child: None	List Price: \$3,400,000 List Price/SqFt: 138.68 Monthly Lease Rate: 20,000 Lease Rate (\$/SF/YR): 10 Lease Type: NNN Lease Type: NNN Lot Dimensions: 270 x 900 IRR SqFt - Total: 24,516 Primary Frontage: 270 Primary Street Access: State Hwy 165 Section: 2 Township: 22 Range: 22 Inside City Limits: Yes Cross Street: Green Mountain Dr. Build to Suit: No Construction Status: Existing Park/Complex Name: Shanghai Theater Foreclosure/Short Sale: No Historical District: No Historical District Comments: None		

Directions: Hwy. 76 to south on Hwy. 165 to Shanghai Theater on the right.**Legal Description:** PT TR 1 & 2 S2 SE4: CITY OF BRANSON Legal on Title Shall Govern

Marketing Remarks: LET THE SHOW BEGIN...Take your show to the next level at this exclusive theater. Great shows come alive at great theaters. Take full advantage of this modern facility and bring your production to the next level. This theater is available for SALE or LEASE (lease beginning Jan. 1, 2018), with 950 seats and situated on 5-acres m/l. Busy location with good, level parking. Exceptional signage and visibility. If you are looking for an opportunity, then this theater must be considered. ***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: 220 Power; Elevator; Handicap Accessible; Private Restrooms; Public Restrooms; Security System; Sign-Pole; Smoke Detectors; Sprinkler Utilities Available: Electric; Gas; High Speed Internet Access; Public Sewer; Public Water; Tenant Pays Business Type: Recreation (Non-Resort); Theater; Other-See Remarks	Parking: 20+ Spaces; Hard Surface; Parking Area; Paved Heating: Electric Cooling: Electric Restrooms: 10 View: No Waterfront/View: None Roof: Metal		Park/Complex Name: Shanghai Theater Property Name: Shanghai Theater Vacancy %: 0 Zoning: Commercial Real Estate Tax: 38,095 RE Tax Provided By: Assessor Records Tax ID: 18-1.0-02-004-011-002.000 2016 Sub Lease: No Transaction Type: Sale

Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 chris@ivalve.net http://www.VintonRealty.com License #: 2003020919	Divisible Comments: N/A Property Sub-Type: Retail Sign on Property: Yes Begin Date: 11/22/2016
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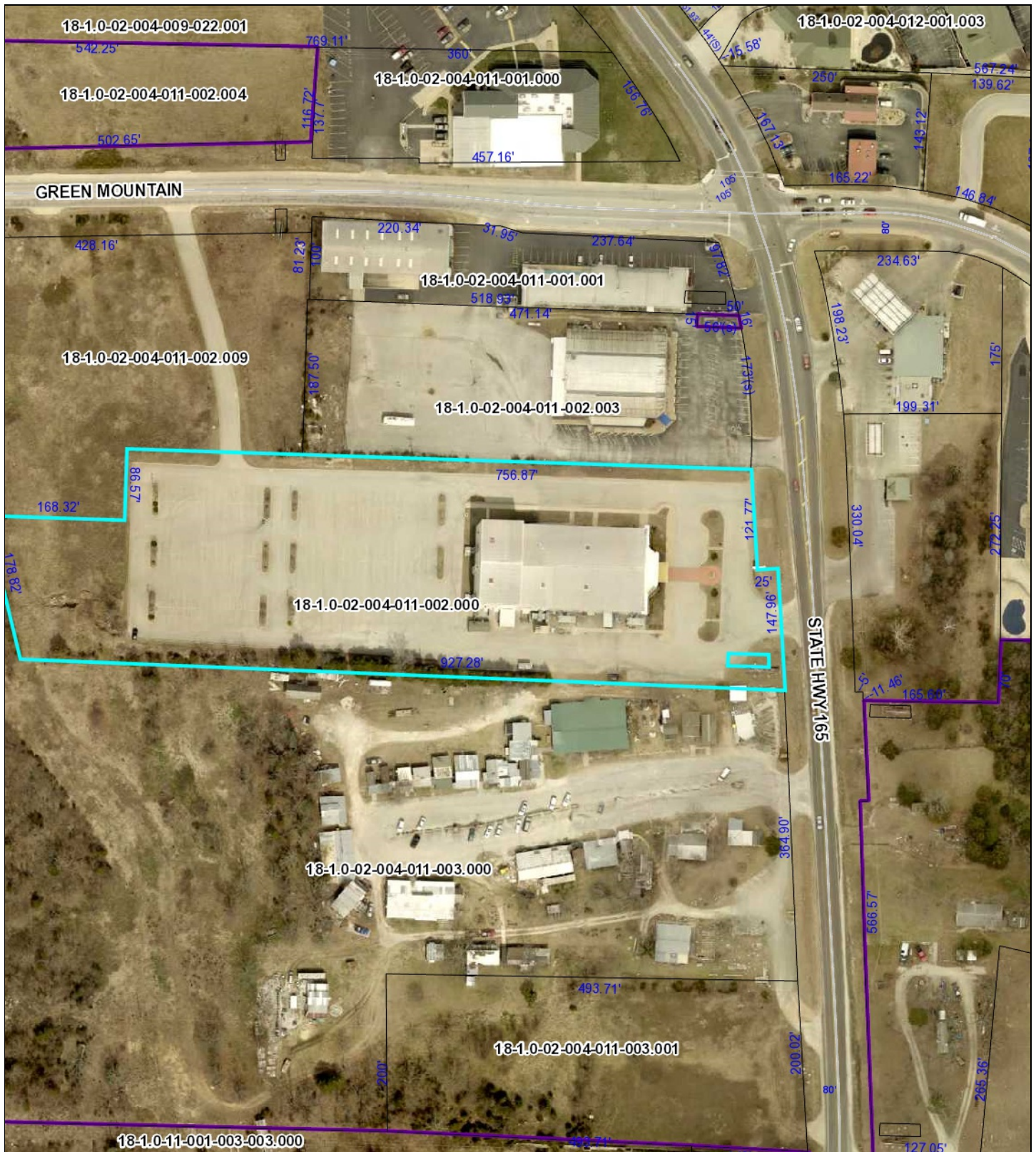


For more information contact Vinton Commercial Realty 417.334.9400 chris@ivalve.net www.VintonRealty.com
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Parcel ID	18-1.0-02-004-011-002.000	Alternate ID	n/a	Owner Address	DAILEY LLC
Sec/Twp/Rng	2-22-22	Class	n/a		PO BOX 1190
Property Address	645 STATE HWY 165	Acreege	5.28000020980835		BRANSON MO 65615-1190
District	4CXB				
Brief Tax Description	PTTR 1 & 2 S2 SE4: CITY OF BRANSON (Note: Not to be used on legal documents)				

