

REDUCED!!!

Downtown BRANSON

Great Development Site

25000 +/- sqft Commercial Zoned Lot



204 & 206 E. Long Street , Branson

Prime Location!!! Drastic price reduction on this commercial property located at the corner of Branson Landing Blvd and Long Street. Two Commercial lots ideal for anyone looking to strategically locate between Branson and Hollister. Please call listing office to schedule a showing.

- Priced at \$275,000
- High Traffic
- Great Visibility
- 1/2 +/- Acres
- MLS#60044236

Offered by: *Chris Vinton* Broker



Vinton Commercial Realty
 1017 W. Main St
 Branson Missouri 65616
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Customer Only Report

204 & 206 East Long Street Branson, MO 65616

\$275,000



60044236	Commercial-All Types	Retail	Active
County: Taney Subdivision: Cinque Inc Properties Aprx Lot Size (Acres): 0.58 Aprx Year Built: 1960 Lake/River: Lake Taneycomo Agreement Type: Exclusive Right To Sell Sign on Property: Yes Parent/Child: None		List Price: \$275,000 List Price/SqFt: 110 Lot Dimensions: 195 x 195 IRR SqFt - Total: 2,500 Township: N Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No Historical District: No	

Directions: Hwy. 76 east to right on Branson Landing Blvd. to right on Long Street. Property located on the SW corner.

Legal Description: BRANSON LTS 1 & 2 BLK 37; CITY OF BRANSON, TANEY COUNTY MISSOURI Legal On Title Shall Govern

Marketing Remarks: PRIME DOWNTOWN BRANSON COMMERCIAL LOCATION...Opportunity to locate between the Branson Landing and Hollister makes this ideal for anyone looking to expand their business in Branson. ***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 Office County: Taney View: City; Lake; Mountain Utilities Available: Electric; Gas; High Speed Internet Access; Public Sewer; Public Water Business Type: Retail	Parking: Private Drive Township: N Restrooms: 2 View: Yes Waterfront/View: View Roof: Asphalt	Docks/Slips: No	Vacancy %: 100 Zoning: Commercial Real Estate Tax: 970.59 Tax ID: 17-2.0-04-002-029-002.000 2015 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	Property Sub-Type: Retail Sign on Property: Yes	Begin Date: 02/02/2016
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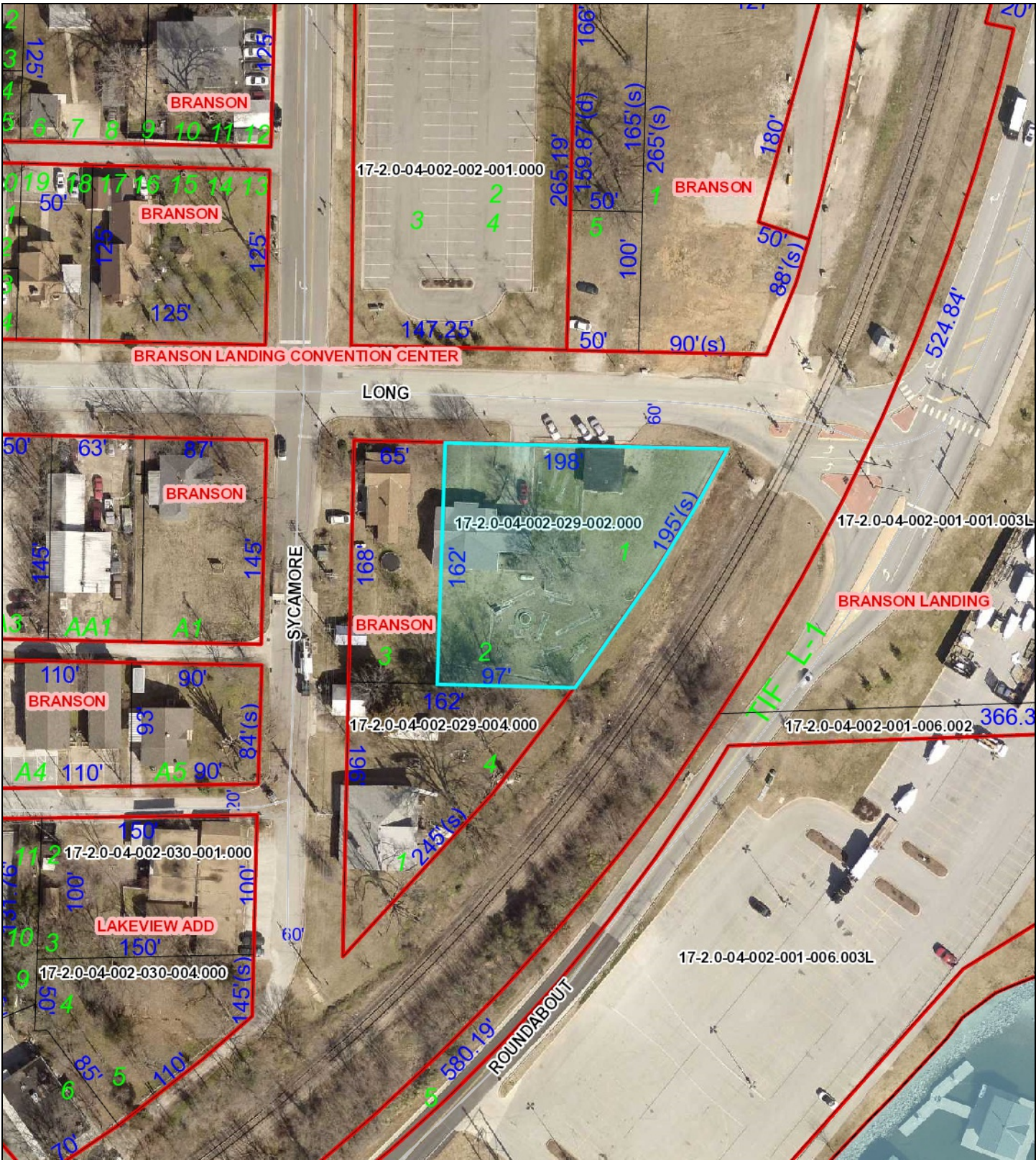


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Parcel ID	17-2.0-04-002-029-002.000	Alternate ID	n/a	Owner Address	EDWARDS ROBERT NORMAN ETAL
Sec/Twp/Rng	4-22-21	Class	n/a		C/O EDWARDS RUTH A
Property Address	204 BRANSON LANDING BLVD	Acreeage	0.58		204 BRANSON LANDING BLVD
					BRANSON MO 65616-3022
District	4CXB				
Brief Tax Description	BRANSON BRANSON LTS 1 & 2 BLK 37; CITY OF BRANSON				
	(Note: Not to be used on legal documents)				

As-Is



Outline of the Subject's site taken from plat and legal description⁴

Legal Description

All of Lot 1, Block 37 in the City of Branson, Missouri according to the recorded plat thereof.

And also...

Lot 2 of Block 37 in the city of Branson, Missouri, according to the recorded plat thereof. Said Lot 2 being more particularly described as beginning 60 feet east of

⁴ Site outline is approximate.