

For Lease

# Highway 248 in Branson

Professional Office or Retail Space In Branson for Lease

Now Available Suite "F" 1,500 sf. Move in Ready

Lease space for \$1250 per month



Suite "F" 1,500 sqft.



Only One Unit Left

800 STATE HWY. 248 | Branson | Missouri

## Suite F

Professional office or retail space in Branson now for lease. Located along Highway 248 and Hwy. 65 close to Cox Medical Center. Office has great frontage, exposure, signage and parking at the front door. Move in ready, call listing office for showing.

- 1,500 sq. ft.
- Move-in Ready
- MLS# 60044436
- Great Frontage
- \$1250 NNN

Property Offered By:

**Chris Vinton**



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**VINTON**  
COMMERCIAL REALTY

## Customer Only Report

800 State Hwy. 248 Suite "F" Branson, MO 65616

\$1,250

	<b>60044436</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>Parent/Child:</b> None		<b>List Price:</b> \$1,250 <b>List Price/SqFt:</b> 0.83 <b>Lease Rate (\$/SF/YR):</b> 12 <b>Lease Type:</b> Other <b>Lease Type:</b> Other <b>Lot Dimensions:</b> n/a <b>SqFt - Total:</b> 1,500 <b>Primary Frontage:</b> 165 <b>Primary Street Access:</b> State Hwy. 248 <b>Township:</b> N <b>Inside City Limits:</b> Yes <b>Construction Status:</b> Existing <b>Park/Complex Name:</b> North Park Plaza <b>Foreclosure/Short Sale:</b> No <b>Historical District:</b> No	

**Directions:** From Hwy. 65 to west on Hwy. 248 approximately one mile to building on the right. Look for North Park Plaza sign, suites are located next to Comet Cleaners.

**Legal Description:** MANCHESTER VILLAGE LT 1; CITY OF BRANSON LEGAL ON TITLE SHALL GOVERN

**Marketing Remarks:** Professional office or retail space for lease with 1,500-4,500 SQFT available. Located on Hwy 248 close to Hwy 65 and Cox Medical Branson. These suites have great exposure and signage. Locate your business to take advantage of both Hwy. 248 as well as Branson North. Suite "F" contains 1,500 SQFT and can be combined with Suite E and/or Suite G for up to 4,500 SQFT. \*\*\*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; Restaurant; Retail; Shopping Center	<b>Parking:</b> 6-10 Spaces; Paved <b>Heating:</b> Electric <b>Cooling:</b> Central; Electric <b>Restrooms:</b> 1 <b>View:</b> No <b>Waterfront/View:</b> None <b>Roof:</b> Metal		<b>Park/Complex Name:</b> North Park Plaza <b>Property Manager:</b> N/A <b>Zoning:</b> Commercial <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 2015 <b>Sub Lease:</b> No <b>Transaction Type:</b> Lease

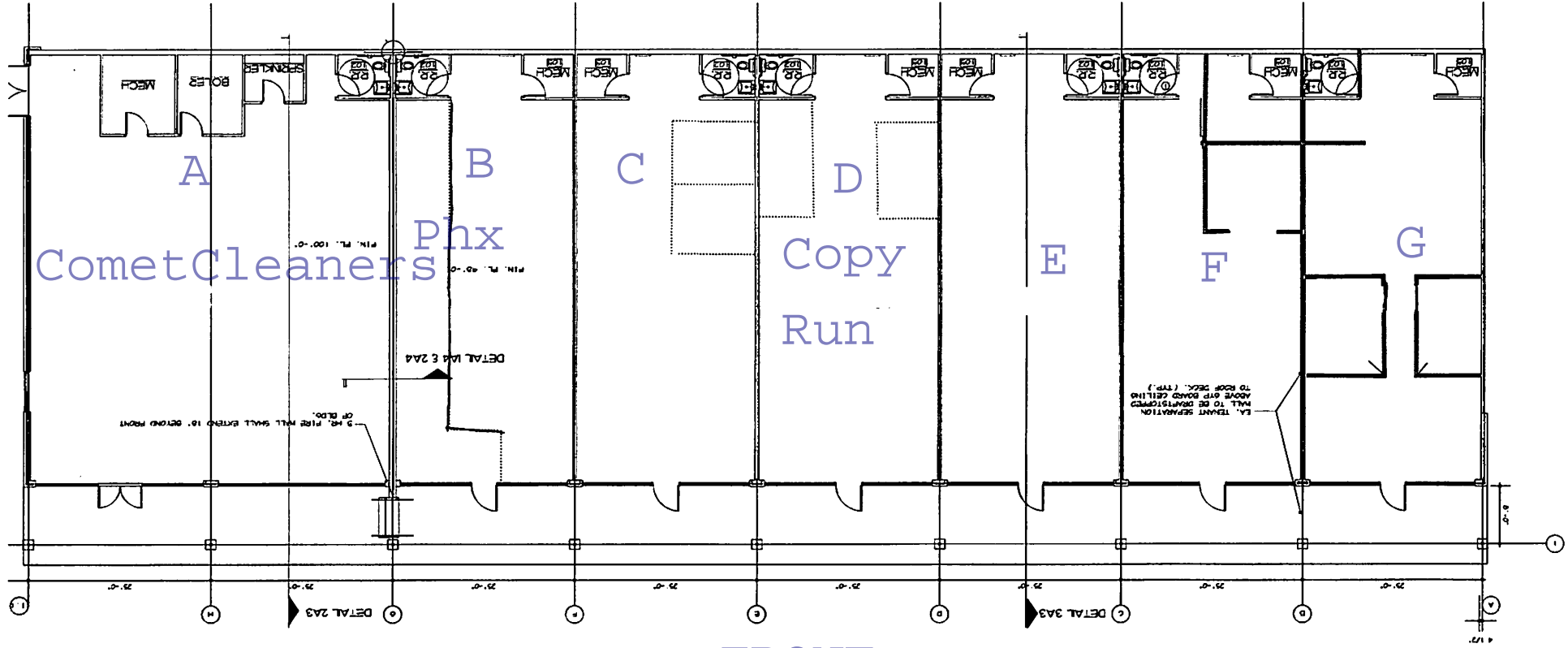
<b>Christopher Vinton</b> <b>Vinton Commercial Realty</b> 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 <a href="mailto:chris@ivalve.net">chris@ivalve.net</a> <a href="http://www.VintonRealty.com">http://www.VintonRealty.com</a>	<b>Property Sub-Type:</b> Retail <b>Sign on Property:</b> Yes	<b>Begin Date:</b> 02/04/2016
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For more information contact Vinton Commercial Realty 417.334.9400 [chris@ivalve.net](mailto:chris@ivalve.net) [www.VintonRealty.com](http://www.VintonRealty.com)

\* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.



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