

LAKE OF THE OZARKS BUSINESS JOURNAL CLASSIFIEDS

FOR SALE USED & SLIGHTLY DAMAGED Osage furniture at 50%-70% off retail. Osage Office Products 573-348-1440 Hwy. 54 -24 Osage Beach.

USED COPIERS - COLOR PRINTERS- In House Leasing and Service - Osage Office Products 573-348-1440 Hwy. 54-24 Osage Beach.

CALL LAKE AREA GENERAL MAINTENANCE to clean summer spots from carpet, paint your home's exterior to prevent winter wood damage, spruce up the inside with new a paint color or minor remodeling, provide leaf removal or just keep an eye on your home while you're away. Insured, numerous references. Call Jerry at 573-365-6430.

CONTRACTORS WORLDWIDE restoring existing metal, rubber, flat ponding roofs. Save thousands replacement costs, fast start packet \$35 US. 573-489-9346.

FOR SALE RESIDENTIAL

130' OF GENTLE LAKEFRONT just \$270K! 454 Highly Drive, Sunrise Beach, Great 1784 SF, 3BR/2BA starter lake home at the 11 MM. Cove setting w/big views. Main level living, vaulted ceilings, laminate flooring in kitchen & dining area, oak cabinets, wood burning fireplace, lakefront deck, gentle steps to LF, lots of LF windows, great looking home, 2 car detached garage, Gentle driveway & gentle LF w/seawall & 2 well dock w/10x24 & 10x28 slips. MLS#3067160\$270,000 See this & all the lake's properties at www.cme1st.com. Call Michael Elliott at C. Michael Elliott & Associates@573-280-0170 or 1-877-365-cme1.

150 ACRES AND NEWER HOUSE located in Osage School District 10 minutes from Bagnell Dam. Custom built 2500 sq. ft. home, 4 bdrm, 2.5 bath, 2 car garage, detached 1200 sq. ft. office/shop, completely finished, overhead door, tile office and bath, HVAC system. Older barn suitable for livestock, garden, blueberries, ATV trails, excellent hunting. \$499,900. Owner/broker 573-280-5363.

RIVER FRONT PARCEL. 3+ ACRES located off of D Road with 342 ft of river frontage! Beautiful wooded property with BLUFF view of Osage River and Osage National Golf Course. NO SUBDIVISION RESTRICTIONS! Shared well & Hwy frontage. \$149,000 Call Bobbi Bash Realty 877-365-2622 bbash@usmo.com bobbibash.com

WATERFRONT HOME in Four Seasons, 1900 sq. ft., 3 bdrm, 2 car garage, hot tub, 1 well dock, and lots of privacy. Walking distance to community pool and playground. \$329,900. Owner/broker 573-280-5363.

WATERFRONT LOT 53 MILEMARKER. Perfect building lot at the 53 mm.

FLAT LOT, Community water, Great neighborhood, HUGO view with cove protection and 80 ft of waterfront! ONLY \$89,800 Bobbi Bash Realty 877-365-2622 bbash@usmo.com bobbibash.com

UPSCALE HOME JUST \$162K! 290 Park Ave., Camdenton, 1600 SF, 3BR/2BA One level home on flat corner lot on private cul-de-sac. Oversized, deep 2-car garage. Large Great Room, custom cherry cabinets feature staggered heights. Granite counter tops, black appliances, wood floor in kitchen & dining, tiled laundry & mud room. Beautiful Master Suite w/sitting area, Jetted tub, free standing shower, raised 2 bowl vanities, large w/in closet. Stucco & vinyl exterior, beautiful landscaping. Great value located next to city park, super for children. MLS#3066939 \$162,500 See this & all the lake's properties at www.cme1st.com. Call Michael Elliott at C. Michael Elliott & Associates@573-280-0170 or 1-877-365-cme1.

FOR SALE COMMERCIAL

150' HWY. 54 FRONTAGE w/High Traffic Location! 6135 Hwy. 54, Osage Beach, Just 1/2 mile west of State Rt. KK, a totally level lot. Existing business Ozark Mortgage is not included. Totally renovated 2200 sq. ft. office shows like new. Beautiful reception area and entry. 3 Private offices, kitchen, lower level storage, commercial carpets, ADA restroom. Excellent for small business, insurance, real estate, attorney, etc. MLS# 3066932 \$469,000 See this & all the lake's properties at www.cme1st.com. Call Michael Elliott at C. Michael Elliott & Associates@573-280-0170 or 1-877-365-cme1.

5MM MARINA, BAR & GRILL, VACATION RENTALS, PLUS! Here's your chance to live the dream and work at the lake with this super lake-front property with 20 slips and over 400ft of service spans w/ fuel facilities, and plenty of lake-front to add double or more. The cruiser dock has a 2nd level covered Tiki bar with an incredible view! Newly constructed +/- 5,000sf lakefront building has a plush 3BR/2.5 BA residence, a 1BR/1BA and a 2BR/1BA unit & a commercial space on the lower level to service the marina. There's also a 2nd tier 2BR residence, large workshop plus +/- 26 acres. Call Bruce (573) 216-4690. Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

9.72 ACRES OSAGE BEACH. One of the last, largest parcels left in Osage Beach. Prime location by the new Bypass at the Walmart intersection. 9.72 acres with 1200 ft of road front. NO PUD \$1,998,000 Bobbi Bash Realty 877-365-2622 bbash@usmo.com bobbibash.com

FOR SALE: ATTENTION BUILDERS, DEVELOPERS. RESIDENTIAL SUB-DIVISIONS for sale: One just 5 minutes east of Osage Beach near Hwy 54 is a 191 acre 3 phase project with phase 1 complete w/ all utilities & paved streets and 31 build-ready lots remaining. Phase 2 & 3 are engineered and offer tremendous expansion potential entire project MLS 3065754. Or individual lots also available. Deer Valley on O-Road in Laurie, MO close to golf course, movie theaters, shopping etc. 22 build-ready lots with city services & all infrastructure in place. \$299,900 MLS 3065822. For details on both these projects call Bruce (573) 216-4690. Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

FOR SALE: CAMDENTON N. HWY 5 COMMERCIAL BLDG & LOTS. Location in the heart of town just a few blocks from the courthouse. Newer 3,800 sqft building, 160ft of hwy 5 frontage currently used for auto/service dealership. Purchase as is or owner will remodel to suit. \$379,900. MLS#3065799. Also available adjacent 200 rdft with 900 sqft existing building. Location suitable for any type of business. Owner will subdivide. From \$89,900 to \$179,900 for all. Build to suit, tell me your needs - owner says bring all offers. MLS 3065800, 3065798, 3065797. Call Bruce Adams (573) 216-4690. Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

FOR SALE: COMMERCIAL BUILDINGS HWY 5 NEAR HURRICANE DECK BRIDGE. 3,200 sq. ft. commercial building on busy, highly visible MO Hwy 5 close to lake. Suitable for retail, manufacturing, warehouse/storage, flex. Attractive front office/showroom & large shop space in rear. Bonus adjacent building included with approx 5,000 sf used for warehouse and vehicle storage. Easy access from highway, plenty of level parking in front and access all the way around buildings. MLS 3063036 Call Bruce at (573) 216-4690 for details. Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

FOR SALE: LAKEFRONT BAR-MARINA. Former auto dealership commercial property with super visibility located on the north Hwy 5 business loop in Camdenton. Spacious showroom and service complex is situated on 5 acres with 397 ft of hwy 5 frontage. Well maintained and in good condition this versatile property has strong potential for a variety of alternative uses. This bank owned property is priced to sell!. \$599,900 MLS# 3066893. Bruce Adams (573) 216-4690. Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

FOR SALE: MAXIMUM HWY 5 VISIBILITY IN SUNRISE BEACH. 2 LARGE COMMERCIAL BUILDINGS. One bldg 7,200sf w/ 4BR/3BA residence above (\$299,900) Seller will lease back residence. MLS 3065824. 2nd adjacent bldg has 10,500sf w/ 24'/18' sidewalls (\$399,900) MLS 3065825. Buy one or both MLS 3065826. Currently operating as BUILDING SUPPLY company. Business and inventory can also be purchased. Great opportunity! Call Bruce Adams (573) 216-4690 for details. Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

FOR SALE: MINI-STORAGE FACILITY. 50 units in great condition located on O road in Laurie, MO across from golf course. Good tenant base with 10% cap/10% ROI, great potential & opportunities to expand. - \$229,900. Investment package available. MLS 3065821 Bruce Adams (573) 216-4690. Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

FOR SALE: RETAIL/OFFICE STRIP CENTER. Laurie Landing. Great location in Corporate Woods Business center. 5 units - All occupied, total 7250 sq. ft., quality construction, great parking, front & back access. Low maintenance. Good tenants in place. 8% cap rate. \$439,900. Adjacent lots also available for expansion. Bruce Adams (573) 216-4690. Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

FOR SALE: WATERFRONT SPORTS BAR & GRILL. Well known, established business with strong food/beverage sales, excep-

tional logo merchandise gift shop sales and good vacation rental income. Great cove location on 47MM with lots of boat traffic. Full business, property and financial package available to qualified buyers. Call Bruce (573) 216-4690 - Adams & Associates Real Estate (573) 348-5100. www.Adams-Commercial.com.

OSAGE BEACH OFFICE/RETAIL BUILDING. Super location on Business 54 in Osage Beach with great visibility from the new expressway. This stand-alone building sits just off the end of an off ramp from the expressway and in total view from lanes in all directions. Across from McDonalds and Home Depot. 2,000 sf multiuse building with plenty of parking and easy access. Call Bruce at Adams & Associates Real Estate (573) 216-4690 for details www.Adams-Commercial.com.

LIKE NEW CARWASH. State of the Art carwash located in Lake Ozark. Built in 2006 with the finest equipment-2 touchless automatics, 3 hand bays, full vending building and more. \$995,000 Bobbi Bash Realty 877-365-2622 bbash@usmo.com bobbibash.com

NEW OSAGE BEACH OFFICE BUILDING FOR SALE- Location- Location - Hwy.54. Tenants Include H & R Block, Beltone Hearing Aids And Other Quality Tenants. 6 Units - 8300 S.F. - 2 Buildings - Steel Roof - Quality Construction - Great Opportunity! Must See - Attractive Bldg. Call For Details Joe Cannova 816-517-5410.

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