

Just Listed

# Americana Theater

Sales Price \$3,200,000



**2905 West Hwy. 76 "The Strip" Branson, MO**

High-Capacity Theater on Branson Strip – Prime Entertainment Investment: Strategically positioned along the iconic Hwy 76 in Branson, this high-traffic entertainment venue offers exceptional visibility and accessibility. With over 740 seats, the property is fully outfitted for turnkey operation and includes a welcoming lobby, ticketing station, retail gift shop, concession area, offices, restrooms, and a professional stage setup. Located in the heart of Branson's entertainment corridor, this property provides direct exposure to millions of annual visitors. Ideal for live shows, concerts, or branded productions, this is a rare opportunity to acquire a proven venue in one of the Midwest's most active tourist markets. Position your brand in Branson's thriving entertainment scene.

- \$3,200,000.00
- 17,840 sf.
- 740 seats
- 6.6 Acre Lot
- Ample Parking
- Excellent Location
- MLS # 60303212

Offered by:

**Chris Vinton**



Vinton Commercial Realty  
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Branson Missouri 65616

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**VintonRealty.com**

**VINTON**  
COMMERCIAL REALTY



60303212	Commercial-All Types	Other	Active
<b>County:</b> Taney <b>Subdivision:</b> Stancil <b>Aprx Lot Size (Acres):</b> 6.67 <b>Aprx Year Built:</b> 1972 <b>Lake/River:</b> None <b>Agreement Type:</b> Exclusive Right To Lease <b>Sign on Property:</b> Yes <b>Garage/Carport:</b> No		<b>List Price:</b> \$3,200,000 <b>List Price/SqFt:</b> 179.37 <b>SqFt - Total:</b> 17,840 <b>Primary Street Access:</b> Hwy. 76 <b>Section:</b> 1 <b>Township:</b> 22 <b>Range:</b> 22 <b>Inside City Limits:</b> Yes <b>Construction Status:</b> Existing <b>Foreclosure/Short Sale:</b> No	

**Directions:** Hwy. 76 to property on the Right, look for sign

**Legal Description:** STANCIL PT PL 4 & 3; PT W2 LT 2 NW4; CITY OF BRANSON, TANEY COUNTY, MO LEGAL ON TITLE SHALL GOVERN

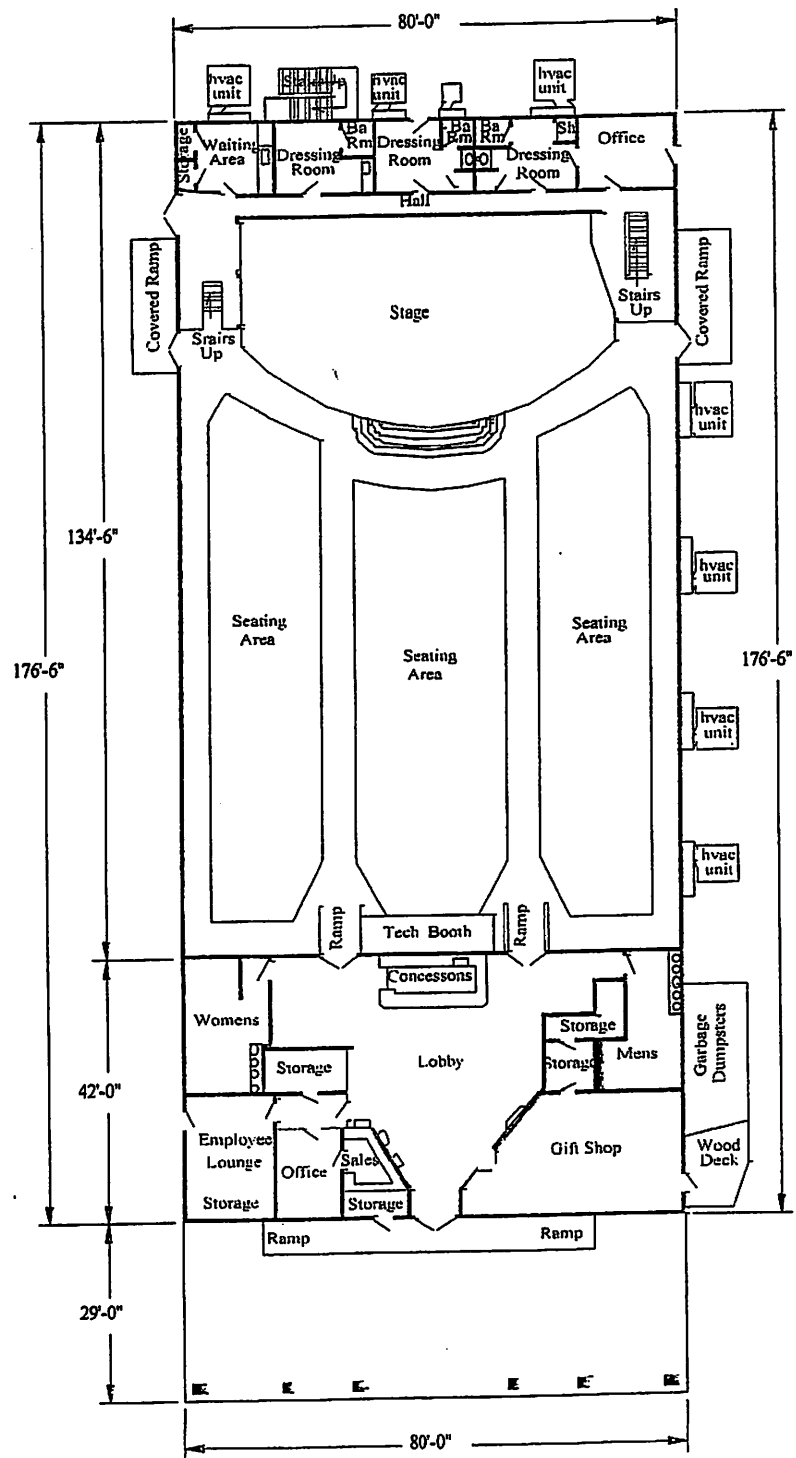
**Marketing Remarks:** Prime commercial property located in the heart of Branson, offering unparalleled visibility and access within walking distance to hotels, restaurants, attractions, and theaters, and included in the Spirit of 76 pedestrian revitalization project, which enhances its appeal for both tourists and locals. With millions of visitors annually, this is a rare opportunity to capitalize on Branson's thriving tourism industry. The 17,840 sqft building (m/l) with approximately 740 seats features a spacious main floor that includes a lobby, auditorium, stage, restrooms, gift shop, concession stand, and backstage area, providing a versatile layout for a range of commercial uses. Whether continuing as a performing arts venue, transitioning to an event center, or repurposing for other commercial purposes, this property offers significant potential for growth and return on investment in a high-demand market. \*\*\*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 <b>County:</b> Taney <b>View:</b> City <b>Utilities Available:</b> Electric; Gas; High Speed Internet <b>Access:</b> Public Sewer; Public Water <b>Business Type:</b> Theater	<b>Parking:</b> 20+ Spaces; Hard Surface <b>Heating:</b> Electric <b>Cooling:</b> Central <b>Restrooms:</b> 2 <b>View:</b> No <b>Waterfront/View:</b> None <b>Roof:</b> Metal; Rubber	<b>Vacancy %:</b> 100 <b>Real Estate Tax:</b> 25,694.34 <b>RE Tax Provided By:</b> Assessor Records <b>Parcel ID:</b> 18-1.0-01-002-002-009.000 <b>2024</b> <b>Transaction Type:</b> Sale



**Presented by**  
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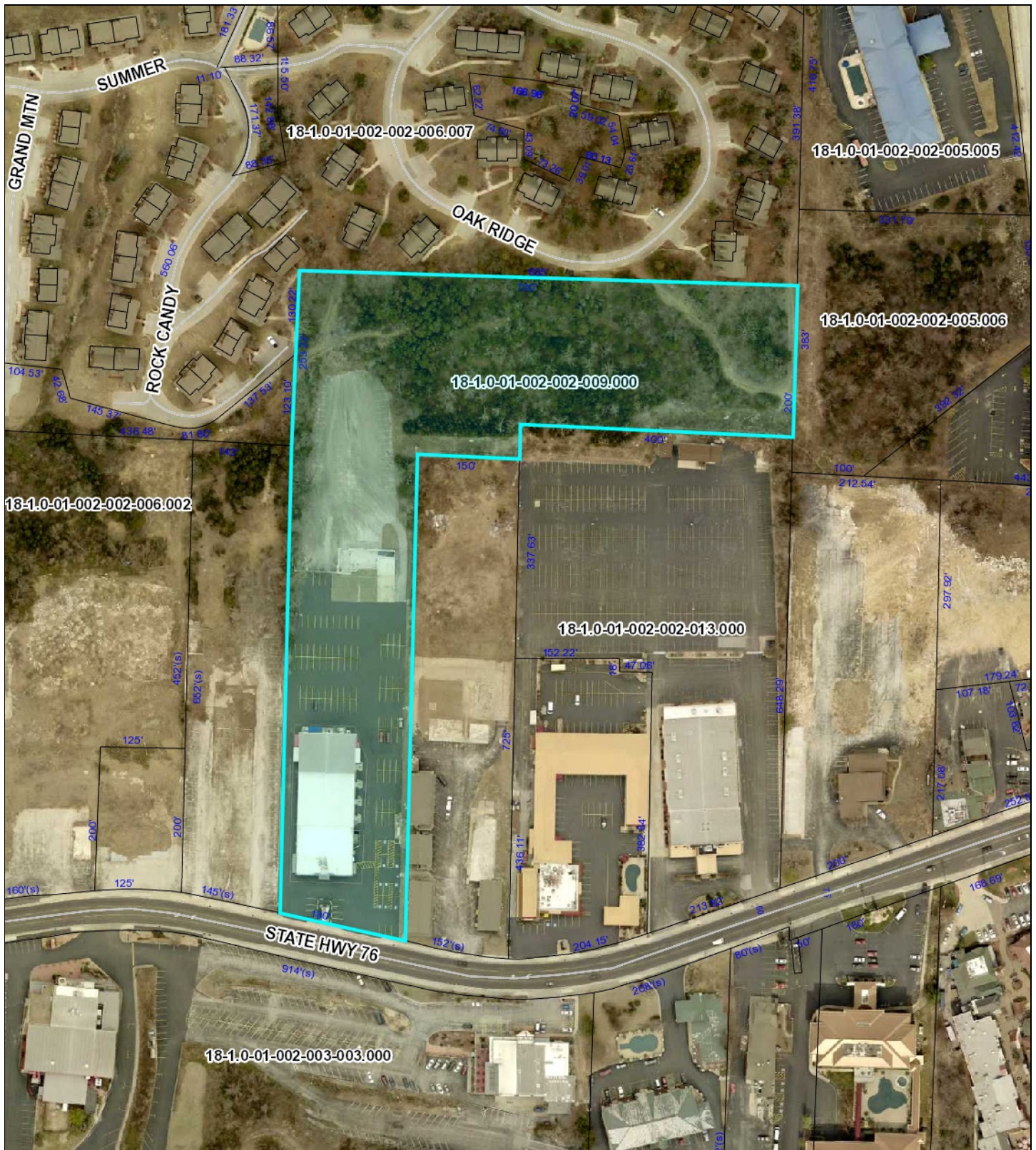
For more information contact Vinton Commercial Realty 417.334.9400 [chris@ivalve.net](mailto:chris@ivalve.net) [www.VintonRealty.com](http://www.VintonRealty.com)  
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Parcel ID	18-1.0-01-002-002-009.000	Alternate ID	n/a	Owner Address	ENTERTAINMENT PLUS INC
Sec/Twp/Rng	1-22-22	Class	n/a		PO BOX 1190
Property Address	2905 W STATE HWY 76	Acreage	6.67000007629395		BRANSON MO 65615-1190
District	4CXB				
Brief Tax Description	STANCIL STANCIL PT PL 4 & 3; PT W2LT 2 NW4; CITY OF BRANS				
	(Note: Not to be used on legal documents)				