

## Property 360 Property View

# 245 S Main Street, Laurie, MO 65037

Listing

**245 S Main Street, Laurie, MO 65037**

MLS#: **2499935** Status: **Active**

County: **Morgan**

L Price: **\$1,625,000**

**Commercial**

Area: **999 - Other Missouri Area**



Name: **Lake House Inn**  
 L/S: **Sale**  
 # Stories: **1**  
 Lsz: **4.69 - Acres**  
 Min SF: Max SF:  
 Use: **Hotel/Motel**

Type: **Other**  
 Age: **51-75 Years**  
 Yr Blt: **1982**  
 Zoning: **Com**  
 Total SF: **11,366**

Brk ID: **CATE**  
 Agt ID: **413517463**

### General Information

Leased: <b>No</b>	Curr Lse:	Flood: <b>No</b>	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: <b>City Street, Highway</b>		Occupy: <b>Owner To Vacate</b>	
Parking: <b>Parking Lot, Unpaved</b>		Location: <b>City Location, Free Standing</b>	
Owners:		City Limits: <b>Yes</b>	Streets:
Utilities: <b>220v Service, Gas, Phone, Sanitary Sewer</b>			
Interior:			
Exterior:			
Security:			
Accessibility:			
Maint Pr:			
Ceiling Height:			

### Listing Office Information

Show: <b>Appointment Only, Call Listing Agent</b>	List Service:	List Dt: <b>07/18/2024</b>
Poss:	Spec Conds:	Exp Dt: <b>12/31/2024</b>
List Type: <b>Exclusive Right To Sell</b>	Ofc Ph: <b>816-781-1134</b>	Ofc Ext:
LO: <a href="#">Cates Auction &amp; Realty Co Inc</a>	Agt Ph: <b>816-781-1134</b>	Ofc Fax: <b>816-781-1135</b>
LA: <a href="#">Alex Forster</a>		
Agt Email: <a href="mailto:alex@catesauction.com">alex@catesauction.com</a>	Agt Ph:	SAC: <b>3</b>
LA2:	Co-op: <b>8167661352</b>	BAC: <b>3</b>
LA Cap: <b>Seller's Agent</b>		TBC: <b>3</b>
Builder:	Spec Docs:	CBO: <b>Net Sale Price</b>
Builder Plan:	XD:	Dual Var Comp:
InternetList: <b>Yes</b>	Bonus:	

### Remarks & Directions

**Cates Real Estate is pleased to present for sale, The Lake House Inn located at 245 S Main St, Laurie, MO 65038. This exceptionally located motel, nestled in the heart of Laurie, Missouri, offers a unique opportunity with limited competition in the immediate area. Perfect for an owner-operator or as an addition to a hospitality portfolio, The Lake House Inn provides convenient access to lake activities and Osage Beach making it an attractive destination for travelers. The property features 26 keys, a manager's quarters, and a private office, ensuring comfort and functionality for both guests and operators. Guests can easily access major attractions such as the Ozark International Raceway and "The LOOP," enhancing their stay experience. The Lake House Inn is a profitable business ready for a new owner to elevate it through an interior renovation program. With recent improvements to both the interior and exterior, the property is well-positioned for continued success. New high-profile developments in the area promise to further enhance its appeal. Situated on a generous 4.69-acre lot, the property offers ample room for expansion and provides abundant parking for all motel guests. The diverse unit mix is designed to accommodate both lone travelers and families, ensuring a wide range of satisfied guests. Contact the listing agent to schedule a private showing.**

Private Remarks - Showing Agt Info:

**Contact the listing agent to schedule a private showing. Do not contact or interact with any staff or patrons of the motel regarding the sale. Buyer and buyer's agent to confirm all listing details including but not limited to, square footage, acreage, zoning, etc. We look forward to working with you and your buyer.**

Directions:

**When traveling to Laurie MO, continue onto Highway 5 or Main St. The motel is in the heart of town on the south/west side of the road. There is a large sign for the Inn indicating the location.**

### Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	<b>500</b>	Bs Yr:		Allow:		Includes:	<b>Hotel/Motel</b>
Whs SF:		U-R:	<b>Usable</b>			# Empl:	<b>Business and RE, Tools</b>
Clr Ht:	<b>8</b>	Allow:				Open:	
#Drv In:	<b>0</b>						
#Dock:	<b>0</b>						
Dock Type:							
Dr Ht:							
Rail:	<b>No Railroad</b>						
Allow:							

### Financial Information

Will Sell: **Cash, Conventional**

HOA: /

Earnest Deposit: **Thomson  
Affinity Title LLC**

Tax: **\$7,217**

Spc Tax: **\$0**

Total Tax: **\$7,217**

Tax Comm:

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**Status Change Information**

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Prev List Pr:

Orig LP: **\$1,625,000**

Mod Dt: **07/18/2024**

Entry Dt: **07/18/2024**

S Brk:

Cont Dt:

Close Dt:

S Agent:

Agency:

DUC:

Sale Terms:

Financial Concessions:

Major Rep: /

Incentives:

One Time Showing: