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Recent Chg: 10/04/2024 : NEW : ->A

Business & Real Estate  
3570574 Active

3515 Osage Beach Pkwy  
Osage Beach, MO 65065

List: \$2,700,000



County:	<b>Camden</b>	Area:	<b>D</b>	MM Area:	
Bus Name:		Yr Rem/Updt:		MM #:	
Yr Blt:		# Units:		Acres:	<b>0.64</b>
Lot Dim:	<b>Irregular</b>			LakeFrnt:	
Hwy Accs:	<b>Yes</b>			Tot Parking:	
Apx SqFt:	<b>15,000/County Records</b>			Invent Inc:	
Insur:				Trans Type:	<b>Purchase</b>
Fixed Equip:	<b>Yes</b>			Rent Inc:	
Foreclosure:	<b>No</b>	Lien Holder Appr Req:	<b>No</b>		
55+ Housing YN:					

Roof: **Architect/Shingle** Fuel: **Electric** Water: **City Water** Sewer: **City Sewer**  
 Internet Prov: **Charter/Spectrum**

Remarks: **Prime real estate on Osage Beach Parkway! Pistols Plus opened as a small gun shop that has now become a well known destination and sportsman's paradise. The building sits on Osage Beach Parkway, the busiest road at the Lake of the Ozarks, and offers one of the only true commercial grade buildings with 15,000 square feet of concrete, steel, brick, and stone construction. The shop's visibility, coupled with billboards, ensures every eye is drawn in. The main level boasts 21 foot vaulted ceilings with Colorado pine, floor to ceiling gas stone fireplace, large L-shaped service desk, office, gun cases, and gun museum, while the lower level sports an archery shop lined with windows, water feature, and service/repair desk. The incredible indoor shooting range has everything you'd want - a lobby and service desk w/ bulletproof glass, six 50ft fully automated lanes w/ high density steel, and has it's own lower level entrance to offer a standalone business should an owner want it. Buy the real estate, and the owners will throw in the Pistols Plus name and business, or use the 100 year building to establish your own business and capitalize on the visibility it provides!**

Features

Current Bus: **Office Bldg., Retail**  
 Prop Feature: **Gentle**  
 St Const: **Blacktop/Asphalt** Ext Const: **Brick, Concrete, Rock**  
 Heating: **Forced Air Electric** AC: **Central Air**  
 Util Avail: **Electric, Gas, Sewer, Water**

Included: **Turn key business, fixtures**  
 Not Included: **Inventory, taxidermy, signs, loose fixtures, inventory, and gun museum guns**

Directions: **Hwy 54 to Osage Beach Pkwy. Building is located between Bagnell Dam Blvd and Kelly's Port.**

Private Rmks: **Call Kory Franks for showings. Per seller, showings need to be outside of Pistols Plus business hours which are Mon-Sat 9-5:30 and Sun 10-3. Taxidermy, fixtures, and gun museum guns are not included but are available for purchase. The sellers are selling the real estate, but the new buyer is able to operate the Pistols Plus business.**

Legal: **PT. LOT 7 NE 1/4**

Comm Own:		Sell Non-Comp:	<b>No</b>		
Sale Terms:		Ownership:	<b>Fee Simple</b>		
Pers Prop Tax:	RE Taxes: <b>\$10,547.00</b>	Tax Yr:	<b>2023</b>	Spec Assmt:	<b>0.00</b>
Zoning Auth:		Survey on File:	<b>No</b>	Spec Assmt Per:	
Zoning Code:	Parcel #: <b>0930061000001002002</b>	Spec Assmt:	<b>\$0.00</b>	Spec Assm Yr:	
Assmt Fee:	Assmt Per:			Spc Assm Per:	

Agent/Broker Info

Key Loc: **Call Agent** Lockbox Loc: Audio/Video in/on Prop?:  
 Licensee Personal Interest: **No** Agency Type: **Designated Sellers Agent**  
 Agency: **Exclusive Right To Sell** Possession: Internet: **Yes**  
 Owner: **Reis, James C & Pamela S** Occupancy: **Owner**  
 Spec Conditions:

ListBd/Firm/Lic#: <b>5075430 /000005180</b>	List Phone: <b>(573) 302-2300</b>	Sold Date:
List Firm: <b>RE/MAX Lake of the Ozarks</b>	List Fax: <b>(573) 302-2363</b>	Cont Date:
List Agent: <b>JASON WHITTLE</b>	Agt ID/Lic: <b>whjas /2015004068</b>	
LAgt Phone: <b>(573) 836-2336</b>	LAgt Cell: <b>(573) 836-2336</b>	Pend Date:
LAgt Email: <b>jason@jasonwhittle.com</b>		DOM: <b>1</b>
Team List Agent: <b>KORY D FRANKS</b>	Team Agt ID/Lic: <b>kfranks / 2020014397</b>	
Team List Agent Email: <b>kory@jasonwhittle.com</b>	Team List Contact#: <b>(573) 298-1605</b>	

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--The properties were selected from the MLS database by the agent listed herein, who may not be the listing agent --  
 ----Information herein deemed reliable but not guaranteed----

**Search Criteria**

Status is 'Active'

List Agent MUI is 1001638

Team List Agent MUI is 1001638

Selected 1 of 117 results.