



County:	Camden	Area:	D	MM Area:	
Bus Name:	Mexicali Blues			MM #:	
Yr Blt:		Yr Rem/Updt:		Acres:	3.20
Remod/Updt:	Updated			Rd Frnt:	304
Location:	Highway Frontage			Tot Parking:	36
Hwy Accs:	Yes	# Units:		Invent Inc:	No
Apx SqFt:	8,900/Seller			Trans Type:	Purchase
Insur:				Rent Inc:	
Fixed Equip:	Yes			Lien Holder Appr Req:	No
Foreclosure:	No			Fuel:	
Roof:				Sewer:	City Sewer
Water:	City Water				
Internet Provider:	Charter/Spectrum				
55+ Housing YN:	No				

Remarks: **Location! Location! Location! The popular Osage Beach restaurant Mexicali Blues is for Sale! This Established Mexican Restaurant is being sold Turn Key and is ready for a new owner. Don't just think restaurant with is property...w/ over 9,000 sq. ft., this commercial opportunity could be the perfect place to make your mark at the Lake of the Ozarks in a variety of applications. This would make a great new home for a boat dealership, car lot, housing, office space or a place to expand your basement start up, Traffic will not be able to miss this incredible HWY 54 location! Whether you're looking for a turn key restaurant or a spot for your new business venture, there are no limitations to what you could do with this property! This property is one of the only Available businesses located on HWY 54 in the Osage Beach area. The current building sits on 2.2 Acres which gives you plenty of room to expand. Check out the virtual tour to get a birds eye view of this amazing Property.**

Features

Possible Use:	Commercial		
Current Bus:	Bar/Lounge, Dining/Restaurant		
St Const:	Blacktop/Asphalt	Ext Const:	Concrete, Wood Siding
Heating:	Forced Air Electric	AC:	Central Air
Util Avail:	Cable, Electric, Natural Gas, Phone, Propane, Sewer, Water		

Included: **All business related items including but not limited to appliances, furnishings, etc.**
 Not Included: **Personal Items**

Directions: **Hwy 54 West from Osage Beach to property on right. Approximately 1 mile from KK.**

Legal: **PT NW NE. Exact legal to govern**

Comm Own:		Sell Non-Comp:	No	
Sale Terms:	Cash To Seller	Ownership:	Fee Simple	
Pers Prop Tax:	RE Taxes: \$3,688.00	Tax Yr:	2022	Spec Assmt: 0.00
Zoning Auth:		Survey on File:	No	Spec Assmt Per:
Zoning Code:	Parcel #: 0880280000002032000			Spec Assm Yr:
Assmt Fee:	Assmt Per:	Spec Assmt:	\$0.00	Spc Assm Per:

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