

Property Agent Full - No Suppression

3411 Rosener Road, Park Hills, Missouri 63601

MLS#: **26010398**
 List Date: **02/24/2026**
Recent: 02/27/2026 : Price Increase : \$1,600,000->\$1,700,0
 County: **St. Francois-MO**
 Muni/Twp:
 Prop/Sub Type: **Commercial Sale/**
 Subdivision: **Tract A Roseners Sub**

Status: **Active**
 Expected Dt:
 Curr Price **\$1,700,000.00**
 Orig Price: **\$1,600,000**
 CDOM/DOM: **7/7**
 Exp Date: **08/24/2026**



Bldng Name:
 Yr Built/Est. Age: **2003/23**
 # Stories:
 Lot SqFt: **340,204**
 Lot Dim:
 Sqft Above:
 1st Fl SqFt:
 SqftAbv/PSF: /
 Sqft Off:
 # Bldgs:
 Bldng Name:
 Schl District:
 Elem School:
 J High School:
 High School:
 Area: **701 - Park Hills**

Sct/Twn: **PH - PARK HILL**
 Levels:
 Stories Ttl:
 Lot Size: **7.810 ac**
 Sqft Total:
 Sqft Below:
 2nd Fl SqFt:
 Sqft Bldg:
 Sqft Rtl:
 Unit #:
 Bus Name:

Features

# Bldgs:	Fire Tag Rq:	Ceiling Height:
# Drive Dr:	Possible Use:	
Appliances:		
Amenities:		
Flooring:		
Basement:		
Inclusions:		
Security Feat:		

Additional Features

Property Cond:	Roof:
Garage:	Attached Garage:
Parking:	Carpport:
Construction: Brick	Model:
Waterfront:	Waterfront YN:
Water Body:	
Road Frontage:	Road Surface:
Exterior Feat:	
Lot Features:	
Other Struct:	
Disclosures: Easements, Flood Plain No, No Other Known Restrictions	
Accessibility Ft:	

Systems & Utilities

Cooling:	Heating:
Sewer:	Sewer Main Diam:
Water:	Water Main Diam:
Other Equip:	
Utilities:	

Public Remarks

Looking for a cash cow? Welcome to the Rosener Inn- 75 units in 4 motel buildings with additional income from the Rosener Banquet Hall currently rented by a church- top it off with onsite 1000 square foot residence for your property manager- The motel has short term/and long term guests and stays at 95% capacity throughout the year. The 4 motel buildings, banquet hall and manager residence all sit on 7.8 acres right off highway 67 for prime drive by traffic. Call listing agent for financials and any inquiries. Property being sold as-is-

Financial Information

2nd Mrtg: N/A	Other Exp:
Listing Terms: 1031 Exchange, Cash, Conventional, Seller Financing	

Lease Information

Avail Date:	Lease Type:	Sub Lease YN:
Deposit Amt:	Pets Allowed:	Pets Deposit:

Association Information

HOA YN:	Assoc Fee:	Fee Freq:
Assoc Amenities:		
Assoc Fee Includes:		

Legal/Taxes

Parcel ID: [09-20-04-03-001-0003.00](#) Ownership: Builder Name:
Occupant Type: Owner/Occupant Name: **Ashirwad Llc** Owner Phone:
Taxes: **\$14,696.00** Tax Year: **2025** Prop Asd Cty Tx
Legal Desc:

Showing

Lock Box Type: Lock Box Loc: Sign On Property:
Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent, Text Listing Agent**
Showing Phone:
Showing Rmrks:
Directions:
Virtual Tour Branded:
Virtual Tour Unbranded:

Listing/Contract Info

Listing Service: **Full Service** Listing Agreement: **Exclusive Agency** Possession:
Purchase Contract Date: Close Date: Kick Hours:
Contingency:
Buyer Financing:
Special Listing Conditions: **Listed As Is, Standard**
Licensee Assisting Seller: **Designated Agent** Seller Concessions: **Yes**
Docs On File:
Realtor Remarks:

Agent/Broker Info

List Office: [Coldwell Banker Realty - Gundaker \(CBG 41\)](#) List Agent: [Chad Klaus \(CHAKLAUS\)](#)
Office Phone: **636-931-2211** Off License #: **2010042155** Contact #: **314-913-2012**
Office Fax: **636-931-5159** LA Email: chad.klaus@cbrealty.com
Address: **502 S Truman Blvd Ste B, Festus, MO 63028** LA License #: **2015000896**

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