

## Offering Memorandum: Historic Property at 2803 State Highway Y, Forsyth, MO 65653



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### Executive Summary

We are pleased to present an exceptional investment opportunity at 2803 State Highway Y, Forsyth, Missouri. This iconic 3-story building, originally constructed in 1928, offers 15,875 square feet of versatile space on a 2.62-acre lot. Situated directly across from Lake Taneycomo, renowned for its brown trout fishing, the property boasts prime visibility and access to public boat facilities. With a rich history as a hotel, nursing home, and bed & breakfast, it is currently undergoing a comprehensive restoration, providing a blank canvas for a variety of commercial or mixed-use developments. ([LandSearch](#))

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## Property Overview

- **Address:** 2803 State Highway Y, Forsyth, MO 65653
  - **Lot Size:** 2.62 acres
  - **Building Size:** 15,875 sq ft
  - **Year Built:** 1928
  - **Zoning:** Residential
  - **Parcel Number:** 09-3.0-07-001-021-001.000
  - **Property Type:** Historic Building
  - **Current Status:** Undergoing restoration
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## Historical Significance

The property has served multiple purposes over the decades, including:

- **Hotel (1928–1953):** Operated as a hotel, catering to travelers and tourists.
- **Nursing Home/County Hospital (1953–1993):** Converted to a healthcare facility, serving the local community.
- **Bed & Breakfast (1993–2005):** Functioned as a bed & breakfast, offering lodging to visitors. ([Land.com](#))

Currently, the building is being restored, with the first and third floors undergoing demolition, allowing for customization to suit various development plans.

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## Location Highlights

- **Proximity to Lake Taneycomo:** Directly across from Lake Taneycomo, offering recreational opportunities and scenic views.
- **Access to Public Boat Facilities:** Adjacent to public boat access points, attracting fishing enthusiasts and tourists.
- **Nearby Attractions:** Close to the Chadwick Motorized Trail System, providing additional recreational activities.
- **Community Amenities:** Located in Forsyth, MO, a community known for its well-kept yards, quiet environment, and friendly neighbors. ([LandSearch](#), [Trulia Real Estate Search](#))

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## Investment Highlights

- **Restoration Potential:** Opportunity to complete the restoration according to desired specifications, creating a unique property.
- **Versatile Usage:** Suitable for various uses, including boutique hotel, event venue, restaurant/lounge, or mixed-use development.
- **Scenic Views:** Offers picturesque views of Lake Taneycomo, enhancing the property's appeal.
- **Community Engagement:** Potential to become a landmark establishment in Forsyth, contributing to local tourism and economy. ([Zillow](#), [LandSearch](#), [Homes & Land](#))

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## Financial Overview

- **Listing Price:** \$1,500,000

- **Annual Property Tax (2024):** \$3,497.00
  - **Restoration Investment:** Additional funds required to complete restoration, depending on scope and intended use. ([LandSearch](#), [Zillow](#), [RE/MAX](#))
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## Contact Information

For more details or to schedule a viewing, please contact:

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## Conclusion

2803 State Highway Y presents a rare opportunity to invest in a historic property with significant potential. Its prime location, rich history, and ongoing restoration make it an ideal candidate for a variety of development projects. Whether you're looking to establish a boutique hotel, event venue, or mixed-use facility, this property offers the flexibility and charm to bring your vision to life.

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