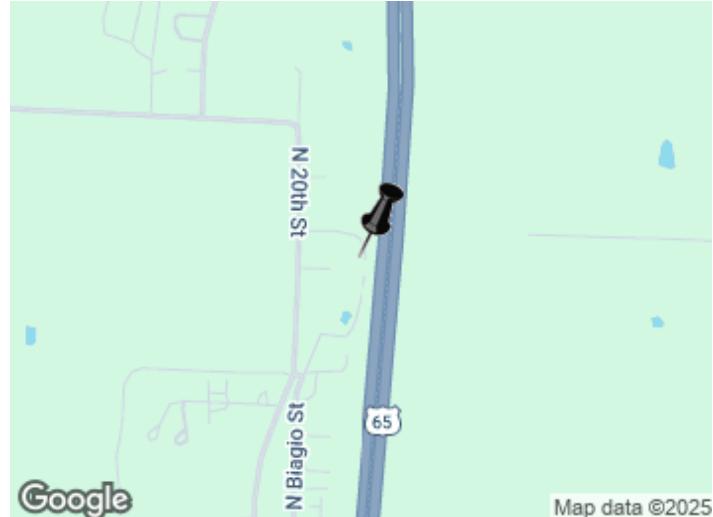


**2850-52-54 North Biagio Street  
Ozark, MO 65721**

**\$4,500**



Aaron P Zahner  
Murney Associates - Nixa



Map data ©2025

## Remarks

Completely remodeled commercial lease space, US Highway 65 frontage, with full basement in Ozark MO. This nicely updated space has had virtually every system, roof, 25 car gravel parking lot, and all interior surfaces professionally rehabbed. Take the opportunity to be the first tenant in this fresh space. Featuring a 3,288 sq ft +/- full unfinished basement to use as is, infill to your liking with this great rent rate, or OWNER WILL BUILD TO SUIT. Upper finished space made of 3,493 sq ft +/-, Reception desk, 11 separate office spaces, 3 bathrooms, and a lighted pole sign on the Highway frontage for exposure. Right behind the property, actively under construction, is the amazing and brand new City of Ozark "Chadwick

Elbow The Hill" Second Ledges and will be a great shot will be at The Grand Mill at Elbow The Hill, Dining Restaurant, and the Elbow Drive Inn on the Elbow The Hill.

## Details

**Total SqFt**  
Aprx Year Built  
# Units

## Dimensions

6781	<b>Aprx Lot Size (Acres)</b>	0.5
1975	<b>Lot Dimensions</b>	109.4X263
0		

## Additional Info

**Property Sub-Type:** Office

Heater-Electric

**Miscellaneous:** 220 Power • Humidity Control • Inside Storage •  
Private Restrooms • Ramp • Sign-Pole • Sign-Roof • Water

**Utilities Available:** Electric • Public Sewer • Water Well

## Neighborhood Info

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Aaron P Zahner on Wednesday, April 09, 2025 3:18PM.