



## We Sell Big Lake!

*Setting the trend for how Real Estate is sold in the Midwest.*

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Platte City, MO 64079  
(816) 219-3010

### **#6 117 Lake Shore Dr, Big Lake, MO**



*Measuring 42' x 64' this oversized ranch-style building with brand-new commercial door & covered porch has all concrete flooring and includes an area for a kitchen, bath and attached shop/garage on the north side with overhead door! Has good elevation and includes SIX large lots, circle drive, & an additional detached garage with concrete floor, overhead door, & lean-to! Would be IDEAL for a hunting lodge, a business or nice single story home!*

**Price for Building & 6 Lots: \$115,000.00**

***SPECIAL Package Price with Neighboring Commercial Property!***

***Call Alyssa at (660) 851-1171 to learn more.***

#### **Adjacent Lots/Buildings:**

- 42' x 64' building
- Central Air/Propane Heat (no tank)
- 6 Lots (50' x 150' each) Lots 7-12 (runs from fence on north to driveway on south)
- 20' easement behind lots
- Custom-made brand new commercial entry door with smoked glass
- Corn crib included
- Detached garage: 20' x 23' interior with concrete floor & overhead electric door
- 2014 Taxes: \$582.08

\*If adjacent property is purchased but not the Lakeshore Grill, buyer will be required to sign a Non-Compete Agreement with Lakeshore Grill.

**Agent: Alyssa Barnes**  
(660) 851-1171 or [alyssa@barnesrealty.com](mailto:alyssa@barnesrealty.com)







Building is currently in use. Any refrigerators/freezers, equipment or tools shown in photos are not included.