

Theodosia Storage  
17 McNabb  
Theodosia, MO 65761

**\$250,000**  
3.12± Acres  
Ozark County



**Theodosia Storage**  
**Theodosia, MO / Ozark County**

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**SUMMARY**

**Address**

17 McNabb

**City, State Zip**

Theodosia, MO 65761

**County**

Ozark County

**Type**

Commercial

**Latitude / Longitude**

36.582841 / -92.676001

**Acreage**

3.12

**Price**

\$250,000

**Property Website**

<https://livingthedreamland.com/property/theodosia-storage/ozark/missouri/94340/>



## Theodosia Storage

### Theodosia, MO / Ozark County

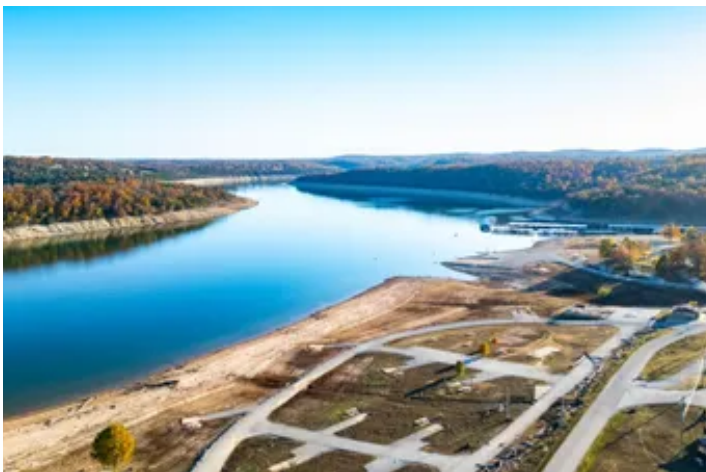
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#### **PROPERTY DESCRIPTION**

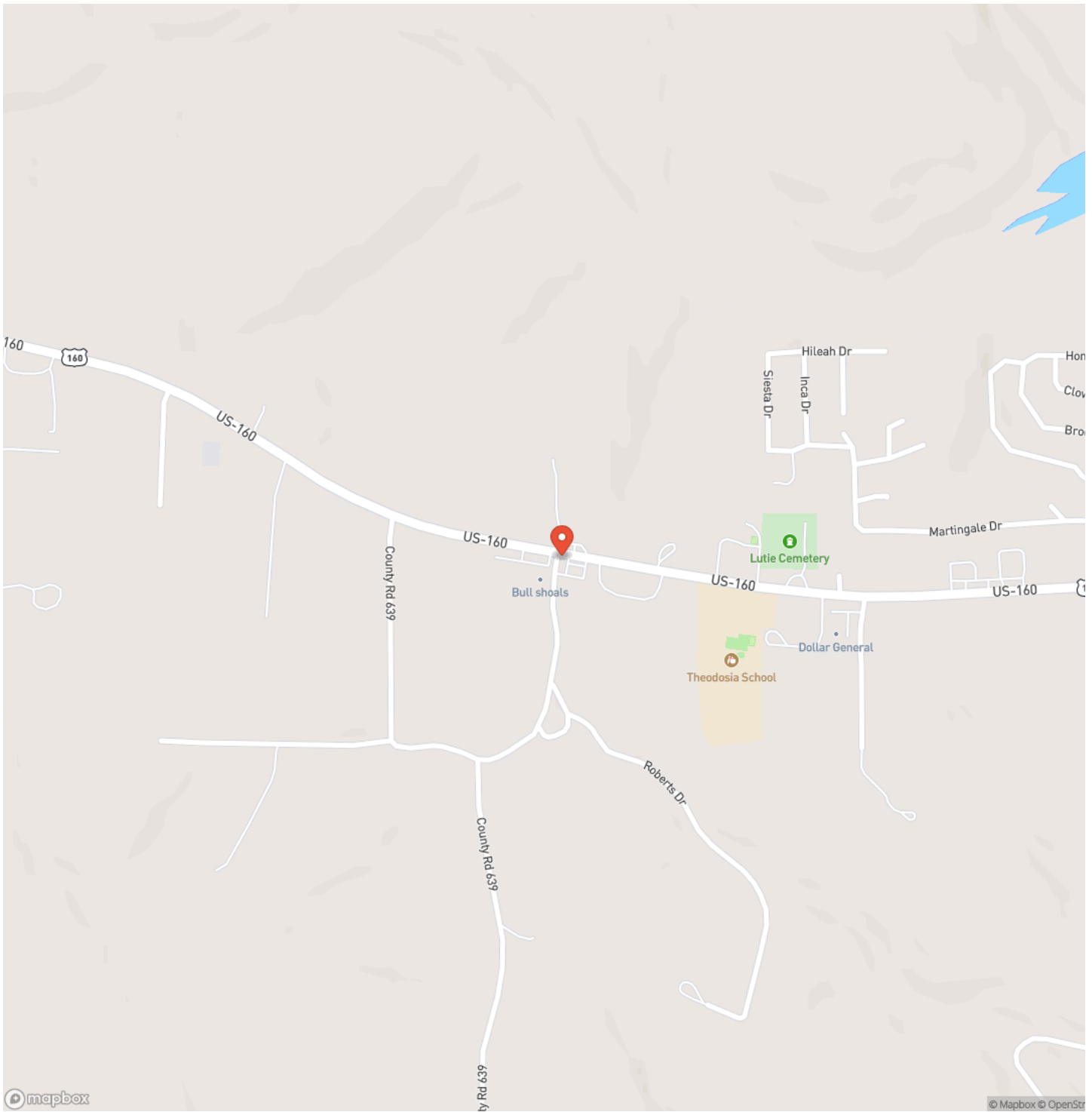
Prime 3.12-Acre Investment Property Near Bull Shoals Lake Located less than half a mile from beautiful Bull Shoals Lake in Theodosia, MO, this 3.12-acre income-producing property offers outstanding potential for expansion. Currently operating as a boat and RV storage facility, the property includes 14 open-bay storage stalls plus 15 enclosed units with concrete floors, 7 of which are 40-ft pull-throughs—ideal RVs and boats. Utilities are already in place with water, electric, and sewer on site. The acreage provides plenty of room to add additional storage buildings or develop RV and camper sites for even greater revenue opportunities. Bull Shoals Lake is known for its clear water, excellent fishing, and welcoming community. With a marina, hotel, and restaurant nearby, the area continues to grow as a recreation destination—making the possibilities for this property truly endless. Perfect for investors, entrepreneurs, or those looking to expand an existing business.



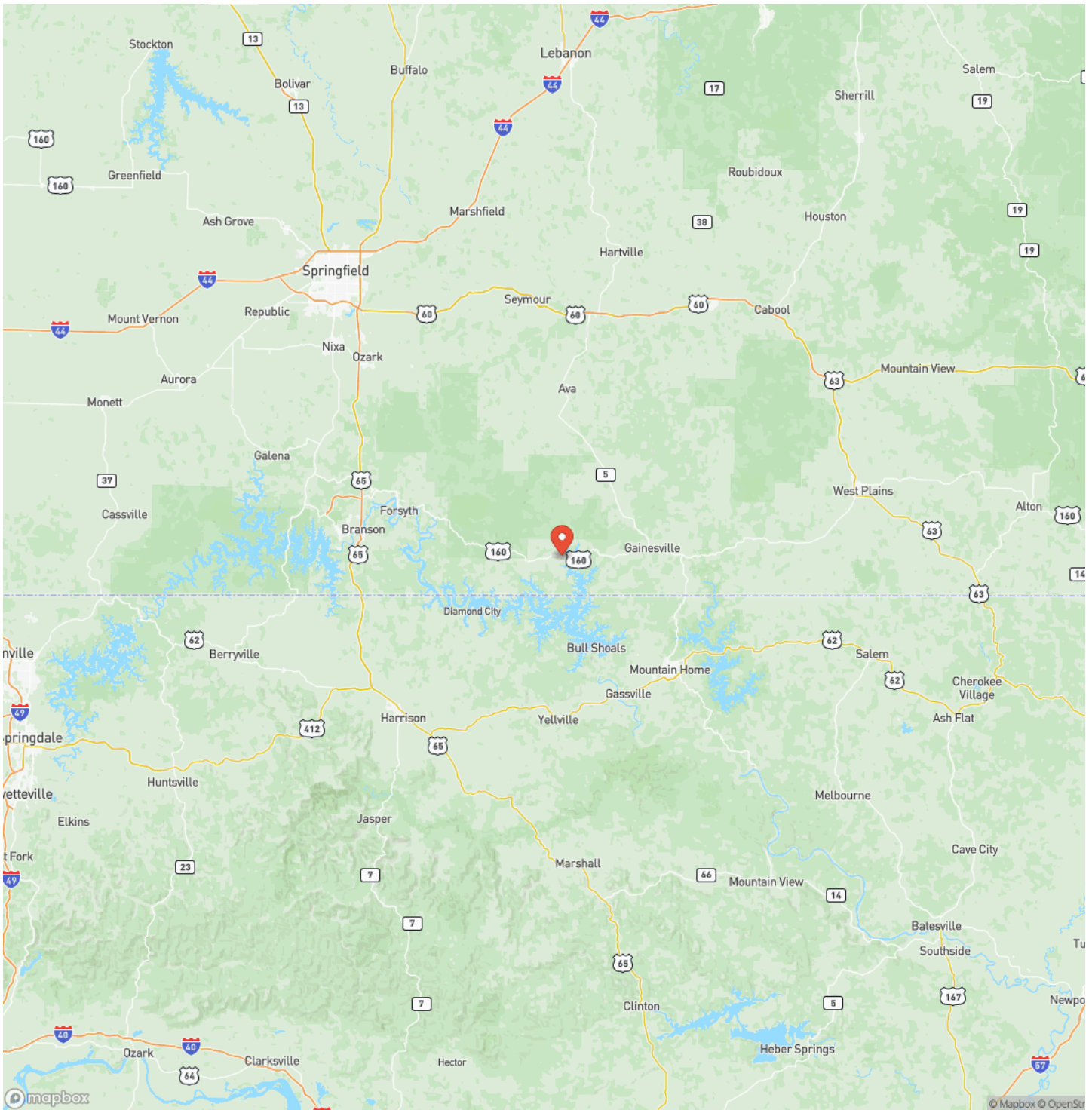
Theodosia Storage  
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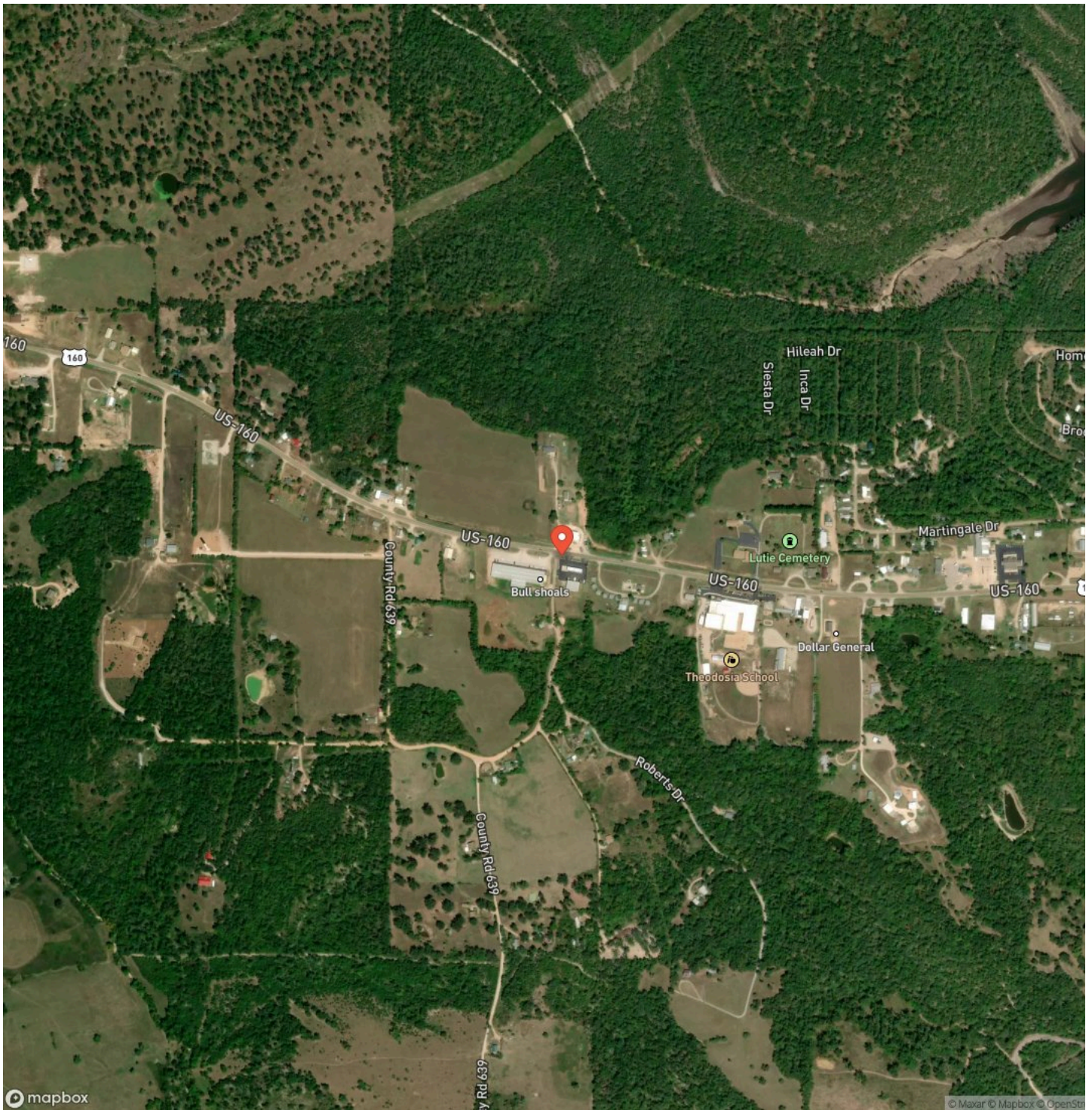
# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**  
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