

**Multi Unit Rental Investment and Development
Opportunity in Van Buren, Missouri**
575 Southwest Street
Van Buren, MO 63965

\$1,159,000
2.66± Acres
Carter County



Multi Unit Rental Investment and Development Opportunity in Van Buren, Missouri

Van Buren, MO / Carter County

SUMMARY

Address

575 Southwest Street

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Business Opportunity, Residential Property, Commercial

Latitude / Longitude

36.99681 / -91.006984

Taxes (Annually)

\$5,310

Bedrooms / Bathrooms

16 / 13

Acreage

2.66

Price

\$1,159,000

Property Website

<https://www.mossyoakproperties.com/property/multi-unit-rental-investment-and-development-opportunity-in-van-buren-missouri-carter-missouri/104198/>



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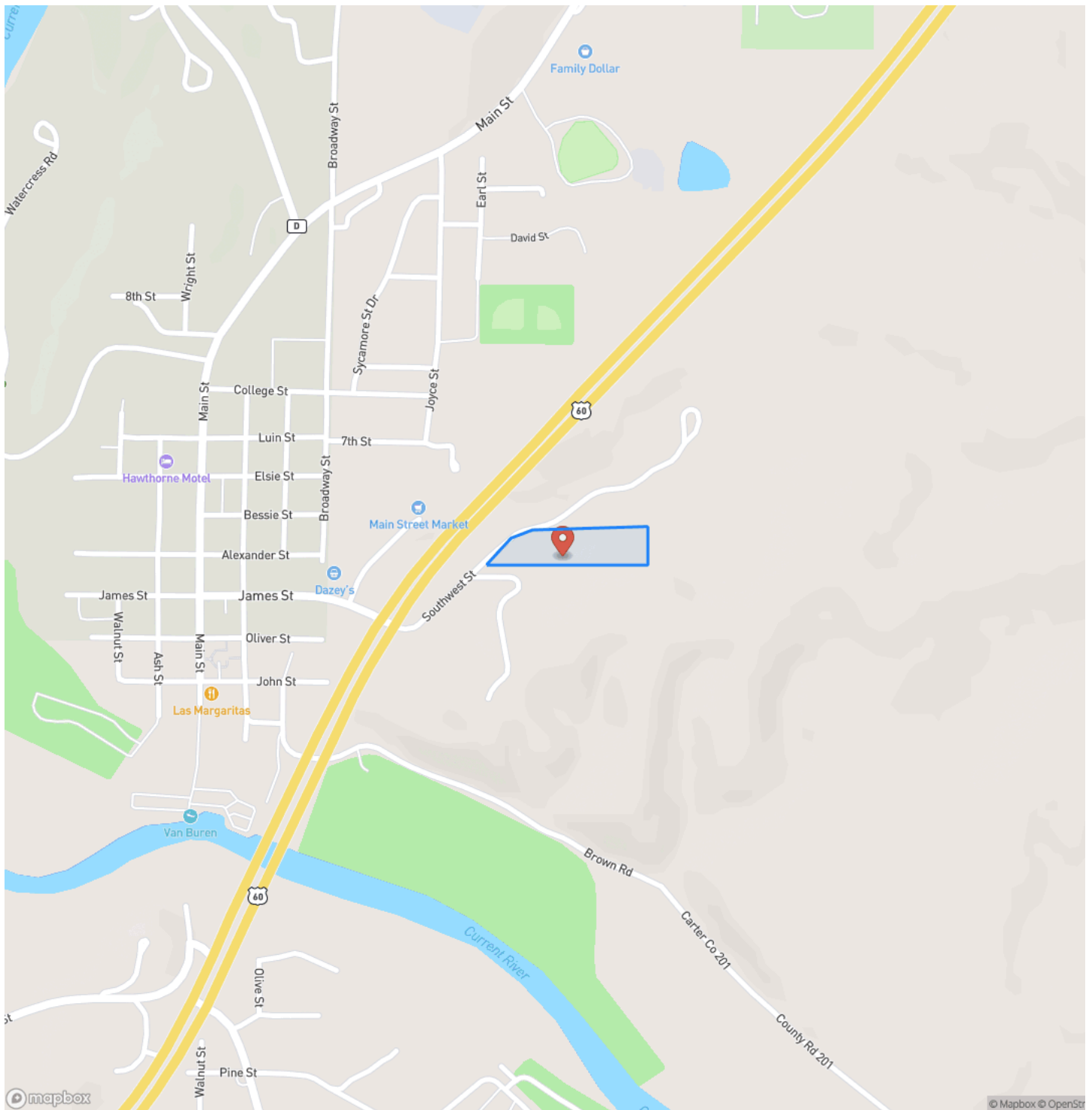
PROPERTY DESCRIPTION

Strategically positioned in the heart of the Ozark National Scenic Riverways, this premier multi-unit complex at **575 Southwest Street** offers an unrivaled turnkey investment opportunity in the bustling Van Buren tourism corridor. The property consists of **six meticulously maintained structures**, including two high-efficiency duplexes and four charming standalone cabins, providing a total of eight versatile living units that cater to families, couples, and large floating groups alike. Every unit is being conveyed **fully furnished** with a curated "rustic-luxury" aesthetic and comes equipped with a full suite of appliances, including in-unit washer and dryer combos, ensuring a seamless "Day One" transition for the next owner. While the current operation is high-performing, the true value lies in the immense untapped potential of the land; currently, **only half of the 2.66-acre unrestricted tract is developed**, leaving a massive footprint of level, usable ground perfectly suited for the immediate construction of additional cabins, a central lodge, or premium RV pads to double your door count. Guests enjoy a premier outdoor experience anchored by a large, central community fire pit and individual grilling stations, all while being located just seconds from the crystal-clear Current River, Big Spring National Park, and the vibrant dining and shops of downtown Van Buren. Whether you are looking for a high-yield short-term rental business, a corporate retreat, or a multi-family compound with significant room to grow, this property provides a rare, expandable foundation in Missouri's most iconic recreational destination.

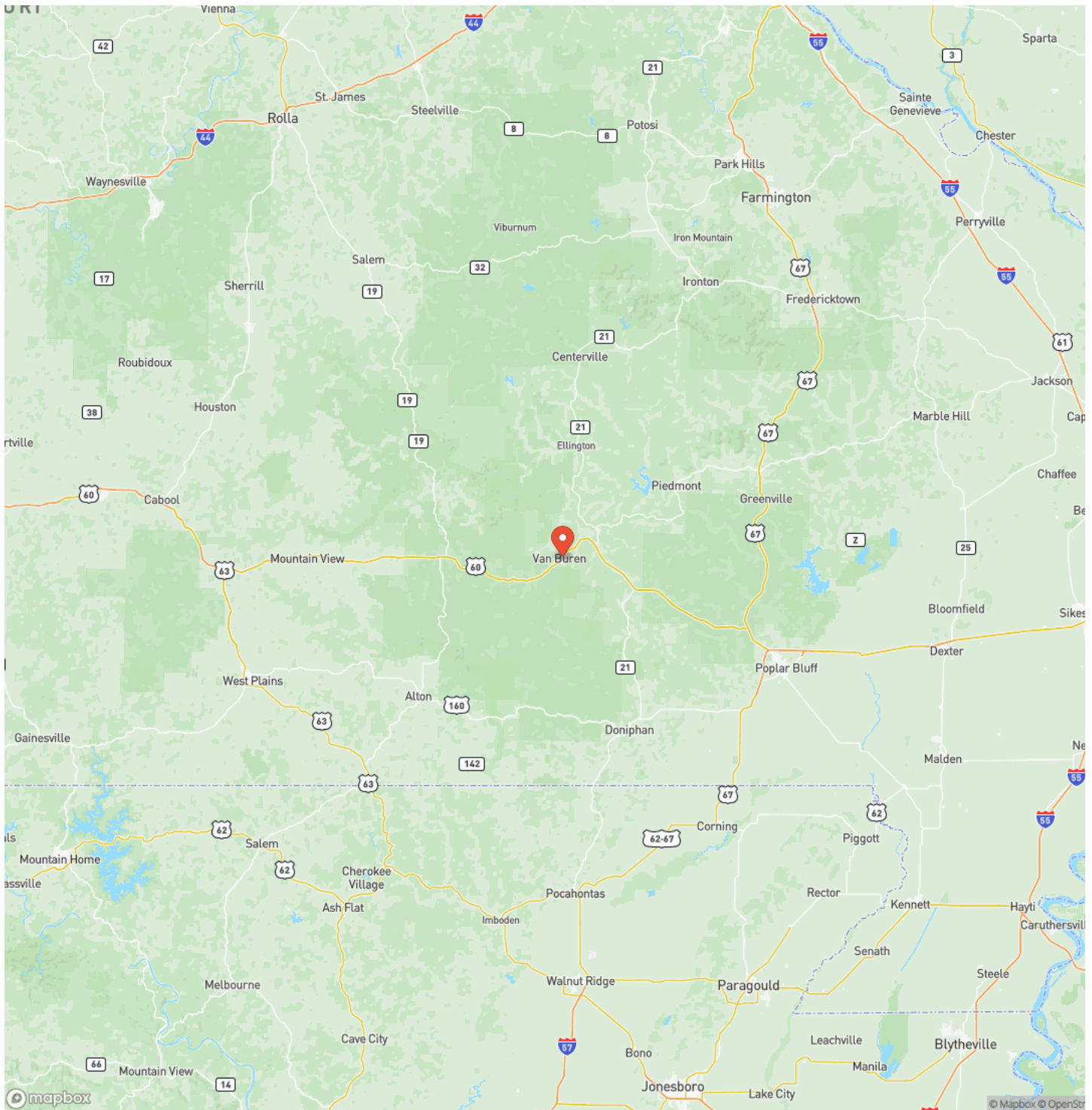
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

Poplar Bluff, MO 63901

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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