

FOR SALE

838 S Hwy 7
Camdenton, MO 65020



18 UNIT MULTI-FAMILY PROPERTY

BARBERMURPHY
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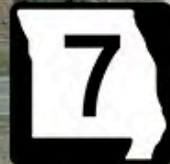
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MULTIFAMILY OPPORTUNITY

18-unit property features 16 stabilized units that are 100% occupied with long-term tenants, providing consistent in-place income.



Libby Ln



AREA MAP

838 S Hwy 7, Camdenton, MO 65020



LOCATION OVERVIEW

838 S Hwy 7 is located just southeast of downtown Camdenton, Missouri. The property sits along Highway 7, near its intersection with Highway 5, offering strong regional connectivity. It's conveniently located near Camdenton Memorial-Lake Regional Airport, providing easy access for general aviation without being directly adjacent.

Welcome to 838 S Hwy 7 – a cash-flowing multifamily opportunity in the growing Camdenon submarket, just minutes from Highway 5 and the Camdenon Memorial-Lake Regional Airport. This 18-unit property features 16 stabilized units that are 100% occupied with long-term tenants, providing consistent in-place income.

Value-add potential exists with 2 additional units in need of rehab, offering upside through increased unit count and cash flow. Furthermore, the current rents are below market, providing an additional layer of income growth through repositioning.

Highlights include:

- 18 total units (16 occupied / 2 ready for rehab)
- 100% occupancy across finished units
- Long-term tenants with stable rent history
- Significant value-add potential through interior renovations and rental increases
- Below-market rents – seller has not brought units to current market levels
- Prime location near major highways and regional airport



INVESTMENT PROPERTY SUMMARY

838 MISSOURI 7

LISTING # 3057

SALE INFORMATION:

Sale Price:	\$1,700,000
Price / SF:	\$118.06
CAP Rate:	6.62 %
NOI:	\$112,600
GRM:	12.06

PROPERTY INFO:

Tenants/Units:	18
Parcel #:	19-2.0-03.0-000.0-000-002.007
County:	MO - Camden
Zoning:	Multi-Family

STRUCTURAL DATA:

Year Built:	2008
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LAND MEASUREMENTS:

Acres:	3.50 Acres
Frontage:	90 Feet
Depth:	789 Feet



PROPERTY DESCRIPTION:

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