

14852 Highway T
Perryville, MO 63775



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MLS# MIS26016685



\$340,000

Opportunity awaits with this well-known commercial property formerly known as The Spillway, located just outside the gates of the Lake Perry community. Perfectly positioned to serve the steady flow of campers, boaters, and lake visitors, this versatile property offers a rare chance to step into a ready-to-operate business just in time for the busy lake season. The building features two established business components. One side operates as a convenience store with gas pumps, making it an ideal stop for fuel, snacks, supplies, and essentials for those heading to and from the lake. The other side functions as a bar and grill, offering a welcoming space for dining, drinks, and gathering after a day on the water. Both areas come fully equipped with the necessary equipment, allowing a new owner to simply stock product and begin serving customers almost immediately. Built in 2005 with an addition completed in 2007, the property includes a large covered front porch a favorite spot for customers to relax, dine, and socialize in a laid-back lake atmosphere. The commercial property sits on 3.09 acres, providing ample space for parking and future possibilities. Adding even more value, the sale also includes a 1.54-acre Lake Perry access lot. This additional property features a 20x50 covered carport with an attached porch and storage area, along with water, sewer, and



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