
	<b>60096302</b>	<b>Commercial-All Types</b>	<b>Hospitality</b>	<b>Active</b>
	<b>County:</b> Miller <b>Aprx Lot Size (Acres):</b> 6.3 <b>Aprx Year Built:</b> 1975 <b>Lake/River:</b> Lake of the Ozarks <b>Agreement Type:</b> Exclusive Right To Sell <b>Sign on Property:</b> No <b>Parent/Child:</b> Parent		<b>List Price:</b> \$1,490,000 <b>List Price/SqFt:</b> 232.81 <b>SqFt - Total:</b> 6,400 <b>Section:</b> 14 <b>Township:</b> 40 <b>Range:</b> 16 <b>Inside City Limits:</b> No <b>Construction Status:</b> Existing <b>Foreclosure/Short Sale:</b> No	

**Directions:** Call Listing Agent. Due to the private nature of the property and its access, drive-by's are discouraged without prior approval by the listing agent.  
**Legal Description:** Deed attached in documents.

**Marketing Remarks:** Private marina/hospitality operation with income stream in place and tremendous growth potential. Carefully maintained marina consists of two concrete commercial grade docks housing 20 rental slips, 8 full service gas pumps, C-store, courtesy dock, private launch ramp, and scenic picnic and lounging decks with breathtaking views of Deep Water Cove and its majestic sunsets. Large, beautifully appointed nightly rental home offers 3 BR, 2 BA, central HVAC, LP fireplace, full kitchen, lg. dining room and gorgeous view of the lake and marina. This home will easily sleep 12. Two additional homes could be converted to rentals and the additional acreage provides for expansion. 60 x 70 metal shop facility with several pieces of lg. equipment included is the icing on the cake.

Details	Dock Information	Tax & Legal
<b>How to Show:</b> Call Listing Agent <b>County:</b> Miller <b>View:</b> Lake <b>Miscellaneous:</b> Additional Building(s); Cable TV; Fixtures/Furniture; Fuel Pump(s); Fuel Storage; Garage Bay(s); Gas Pumps; Hot Tub; Ramp; Sign-Roof; Smoke Detectors <b>Utilities Available:</b> Electric; High Speed Internet Access <b>Business Type:</b> Convenience Store; Marina; Resort; RV Park; RV/Boat Storage; Other-See Remarks	<b>Parking:</b> 11-15 Spaces; Attached Garage; Gravel; Hard Surface; Parking Area; Private Drive <b>Heating:</b> Baseboard; Electric; Forced Air; Propane <b>Cooling:</b> Central; Electric; Wall Unit(s) <b>Restrooms:</b> 5 <b>View:</b> Yes <b>Waterfront/View:</b> Front <b>Roof:</b> Composition	<b>Real Estate Tax:</b> 6,865.36 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 136014001001003000 2017 <b>Transaction Type:</b> Sale

 <p> <b>Sue Andersen</b>  <b>Sue Andersen Realty</b>            763 Eagle Rock Road            Branson, MO 65616            417-334-8152  <a href="mailto:sue@sueandersenrealty.com">sue@sueandersenrealty.com</a>  <a href="http://www.sueandersenrealty.com">http://www.sueandersenrealty.com</a>            License #: 1999004953         </p>	<b>Property Sub-Type:</b> Hospitality <b>Sign on Property:</b> No	<b>Begin Date:</b> 12/09/2017
---	--	-------------------------------

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Sue Andersen on Monday, January 22, 2018 9:13 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.