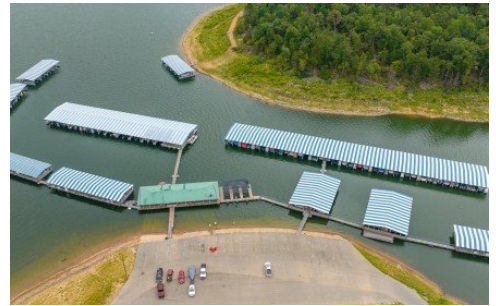


509 L.B. Cook Memorial Theodosia, MO 65761



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MLS# 60272518



\$3,500,000

10,000 Sqft

Theodosia is a friendly, charming and welcoming village located in southern Missouri, surrounded by the beautiful Mark Twain National Forest and Bull Shoals Lake. It is the perfect destination for outdoor enthusiasts, with opportunities for fishing, boating, hiking, and camping. Theodosia Marina (215 stalls) & Resort (TMR), Fort Cook RV Park, Cookies Restaurant, 2 BR Apartment, Manager Housing (may also be another revenue stream if not needed for on-site manager), Motel (20 rooms), 5 2BR 1 BA cabins, 3 lodges (ea. sleeps 16), Resort recreation area including pool, party room, etc., is nestled on the Theodosia Arm of Bull Shoals Lake and offers a full portfolio of business opportunities for the right buyer(s). This has been a family-owned business since 1952 and has developed a loyal following throughout the years. The marina hosts many fishing tournaments throughout the year and has all the lake toys to rent if you need them. Feed the fish at the dock for \$1.00 and entertain yourself & others as the fish climb on each other to eat! TMR is an anchor to Theodosia and will provide lasting memories to its new owners. This business has provided income for this family-owned business for Five generations! Please note, Bull Shoals Lake is open year round, and the Resort caters to the hunters too. Seller to do due diligence in measurements. Proof of funds and non-



Debra Schilling Smith

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For full listing details, please scan:

