

Hc 2 Box 2022 Wayne Rt D
Wappapello, MO 63966



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MLS# 60295450



\$1,700,000

8,800 Sqft

Sundowner Marina offers a rare opportunity to acquire a long-established, profitable marina operation on one of Missouri's most beautiful lakes. With 44 years in continuous business, this award-winning marina is a regional powerhouse and the exclusive Lowe boat dealership for a seven-county area. The property features a 5,200 square foot marina building and showroom. Capable of housing 4-6 boats indoors, on a 1.5-acre owned parcel with prime frontage along Highway D, this marina has excellent visibility and customer access. Inside, you'll find two private offices, a service counter, coolers for food and beverages, and a security system for added peace of mind. A separate 3,600 square foot storage building provides valuable inventory, maintenance, and operations space. The marina includes a 2-bedroom, 2-bath residence, ideal for an owner-operator or on-site manager. On the water, Sundowner Marina offers 90 covered wet slips in sizes 50' x 28' and 40' x 20'. All are equipped with updated electrical systems, attracting a loyal boaters and anglers customer base. Revenue is diversified across boat sales, slip rentals, boat rentals, a fully stocked marina store, fuel sales, and service work. The business also holds a renewable Corps of Engineers lease on adjoining land, providing attractive options for expanding the marina or



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For full listing details, please scan:

