

91 Breeze Drive
Camdenton, MO 65020



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MLS# 3583311



\$2,750,000

11,400 Sqft

Lake Breeze Resort is back on the market at no fault of the sellers! This commercial opportunity presents a rare opportunity to own a thriving resort in Camdenton on 3MM of the Big Niangua. This charming property is the perfect combination of rustic charm with modern comforts & sits on 1.5 Acres with 495ft of Lakefront. There are 18 total units on the property, including 11 waterfront units, 6 lakeview units & a 3 Bed owners residence that sits above the Clubhouse/Office/Gift Shop & walks directly out to the resort's community pool. This resort features tons of family friendly amenities, including fire pits, a beach, playground, boat ramp, plenty of boat trailer parking & 2 commercial docks with 17 rental slips, fishing area, swim dock & is being sold completely turnkey! Plus this property offers the opportunity for multiple revenue streams with 2 pontoons, 2 fishing boats & a variety of water toys that can be rented out to guests. Not only is this property income producing, it is perfectly located by land & water by the Niangua Bridge & across from one of the lakes' most popular waterfront spots, The Cave! Don't miss out on this investment opportunity before summer 2025!



MICHAEL JAMES SWIFT

EXP Realty, LLC

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