

**27 Lighthouse Marina Road**  
Sunrise Beach, MO 65079

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**MLS# 3583781**



**\$4,199,000**

High-value, marina with great income possibilities just off Hwy 5. This prime waterfront property offers exceptional visibility, access, & multiple established revenue streams including possible boat sales, service/repairs, parts/accessories, fuel dock, convenience store, indoor/outdoor storage, and in/out services. Operate as a full-service marina or reimagine the property as a bar/restaurant, pool destination, or entertainment concept. The newly constructed 8,000 SF building features showroom, 6 offices, break room, 2 restrooms, conference room, & 5 service bays. Fuel dock includes 5 wells, 2 jet ski drive-ons, and dual 87/91 pumps, plus a newer concrete dock. Adding value is a 20-acre parcel across the road with a 24,000 SF indoor storage facility & a remodeled 2,000 SF home ideal for manager housing or rental income. This property is within walking distance of marina and the 2 pieces work well together. Endless potential in a booming lake market own one of the most versatile marina properties at the lake. Nearly 540 feet of shoreline and plenty of parking, come by land or water. The lake is moving this way, combine with highway store (for sale) for a rare combination marina.

**MATTHEW JAMES SCHRIMPF**

BHHS Lake Ozark Realty

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