

**33543 Delmar Drive**  
Gravois Mills, MO 65037



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MLS# 3584231



**\$1,900,000**

Calling all Investors! This is an exceptional opportunity for a multifamily investment package that is perfectly positioned for short-term rentals, long-term income production, resale as individual homes, or transformation into a premier family compound. Spanning 2.44 acres with an impressive 250 feet of cove-protected lakefront on the 8 Mile Marker, this offering includes seven properties comprised of two lakefront homes and five additional homes featuring lake views and lake access to the community dock. Altogether, the portfolio boasts 21 bedrooms, 13 bathrooms, and over 11,000 square feet of livable space, creating significant income and redevelopment potential. The waterfront has a community dock offering eight 10x24 slips plus a private dock with a 10x20 8-foot slip and concrete swim platform ideal for maximizing rental appeal or owner enjoyment with additional room to expand. Centrally located near some of the lake's best dining, shopping, & entertainment with substantial scale, expansion possibilities, and undeniable blue-sky upside, opportunities like this rarely come available in one package.



**MICHAEL JAMES SWIFT**

EXP Realty, LLC

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