

6550 Pelican Drive
Osage Beach, MO 65065



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MLS# 3584729



\$12,999,900

The Boardwalk, one of the most exciting commercial waterfront opportunities at Lake of the Ozarks! Located at the 26 MM directly beside Margaritaville, this 2.05 acre property sits in one of the lake's busiest destinations with excellent access by land & water. Previously operated as a marina & dry storage facility, the site features an impressive steel-framed structure totaling appx. 30,000 sq ft, including an office space with incredible views. The main structure offers soaring ceiling heights with zoning allowing expansion up to 120 feet in height, creating exceptional potential. Existing infrastructure includes dry storage, 27 boat slips, and a fuel dock. The office building offers commercial bathrooms, storage areas, and a residential style condo unit, with plenty of parking. While the property has operated as a marina, additional value lies in its possibilities. The structure and location lend themselves to numerous concepts including a marina, waterfront restaurant, entertainment venue, pool bar, or other mixed-use developments. Commercial waterfront properties of this scale & location rarely become available at Lake of the Ozarks. Owner financing options may be considered.



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