

91 Breeze Drive
Camdenton, MO 65020



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MLS# 3589456



\$3,300,000

15,253 Sqft

Lake Breeze Resort is now being packaged w/ Lake Breeze Terrace & Event Center, creating an even more unique investment opportunity at Lake of the Ozarks! The Property has strong existing income and sits on 2.74 acres at the 3 Mile Marker of the Big Niangua with 640 Feet of lakefront. The Property is turnkey w/ Staff in place. The resort features 17 unit 11 waterfront and 6 lakeview plus a 3-bed owner's residence, office gift shop & community pool. Designed for the complete lake experience, guests can enjoy a private beach, playground, fire pits, boat ramp, trailer parking, fishing area & swim dock. 2 commercial docks provide 17 slips, and 2 pontoons, 2 fishing boats, assorted water toys, are included. The Terrace & Event Center Features a 1853 SF Bar with a 1600 SF Patio Scenic Overlook and a 960 Bait Shop that is right on the Water with shoreline to develop. There is also a 2000 SF Building used for a Haunted house in the fall & a 500 SF Garage. Located near the Niangua Bridge & directly across the water from The Cave, the combined Lake Breeze Resort, Lake Breeze Terrace & Event Center package brings together lodging, Events and water access making it a great investment.



MICHAEL JAMES SWIFT

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