



Buzzard Rock Marina, Kuttawa KY
\$4,000,000

A Legendary Vacation Spot

285 slip marina at 100% occupancy. It offers pontoon and fishing boat rentals. It has an on-site boat shop, a large retail store, a fuel dock with 4000 gallon gas and 2000 gallon diesel above-ground tanks. There is a 4000 sq ft private residence on site. The marina has a restaurant and 2 full service bars.

For more information please contact:

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Property Overview

Investment Highlights



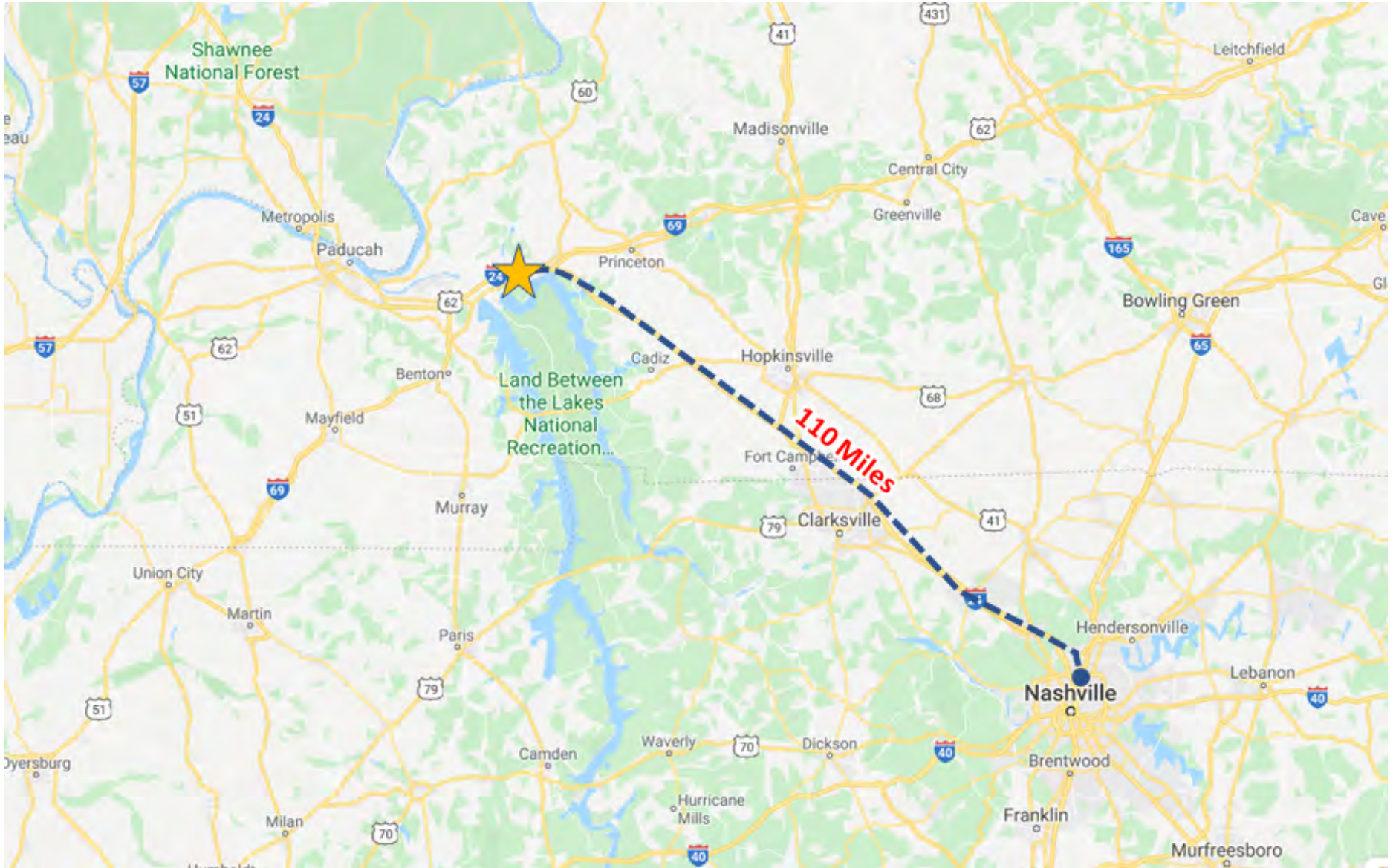
- ✓ Most docks are new
- ✓ "Clean Marina" designation
- ✓ 14 rental lodging units
- ✓ Full amenities
- ✓ 285 slips at 100% occupancy
- ✓ 160 acres USACE lease



The Opportunity : The property has an ideal undeveloped area for RV lots with lake views. The 285 wet slips are at 100% occupancy, with potential to add more slips. There are plans in place for adding single family units on more than 50 acres.



Map Overview





Property Photos





Property Photos





Property Photos



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