



Leatherwood Marina and Resort

753 Leatherwood Bay Road, TN 37058

Price: \$3,300,000

Marina with Huge Upside

Leatherwood Marina and Resort is a complete resort with covered large deep slips, campground, cabins, and restaurant.



For more information please contact:

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Property Overview

Offering Summary



Leatherwood Marina and Resort is a complete resort with covered large deep slips, campground, cabins, and restaurant. It offers attractive amenities including in ground pool and restroom facilities, public ramp, a gas dock, and a ship store.

The restaurant has the only liquor license in the area. It has a bar and a bank dock overlooking the marina.

The marina has distinct depth that can host larger boats than marinas in the area in a protected basin.

It is located on Kentucky Lake and positioned in a deep and secluded cove offering storm and wind protection.





Property Overview

Investment Highlights



- ✓ 8.17 AC in Fee/6.2 Acres submerged under TVA
- ✓ Only full liquor license in the County
- ✓ Restaurant & Tiki Bar with 2 Stories
- ✓ New Large Band Stand & Deck over looking Marina & Bay
- ✓ 3 sets of Duplex's and a large Log Cabin rental
- ✓ Security Gate for Large Dock
- ✓ Floating Boat Store with Gas Dock & Beer Sales
- ✓ Large transient Slips for Yachts
- ✓ Boat Rentals
- ✓ Large Private Boat Ramp with second gas pump on land
- ✓ 60 campground spots at 85%+/- occupancy with Full Hookups
- ✓ Plans to add 18 RV spots
- ✓ 6 existing cabins at 85%+/-
- ✓ 130 slips floating docks at 90%+/- occupancy/ Depth 12-17'
- ✓ TVA Expansion approval for 50+ more wet slips
- ✓ In ground Pool & restroom facilities



Property Overview

Upside & Opportunity



Leatherwood offers huge upside by adding 50+ wet slips that are approved by the TVA and additional 40 campground spots.



Property Overview

Location



Leatherwood Marina and Resort is destination property that offers deep water and storm protection over the west side of Kentucky. It sits on a secluded cove that offers protection. It is one of the few deep water marinas on Kentucky Lake.



CONTACT INFORMATION



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