246 Cherokee Boat Dock Road, Mooresburg, TN 37811

$1,100,000 · MLS #9999579 · brphomes.com/mls/9999579



1,200	1975	3.4
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1975
Lot Acreage: 3.4
City Taxes: $0
County Taxes: $2,670

Description

Exceptional Lakefront Investment & Development Opportunity - 3.4± Acres with an Estimated 1,000+ Feet of Lake Frontage

So much opportunity awaits with this unique lakefront property! Situated on approximately 3.4 acres, the property offers an estimated 1,000+ feet of lake frontage, creating tremendous potential for investment, redevelopment, recreational use, or a future lake-oriented business.

The property was formerly operated as a popular marina, and according to information provided, the marina was historically well utilized and the boat slips were routinely full. The former marina docks have been removed from the water, giving the next owner an opportunity to bring a new vision to the property.

The property features 18 camper/RV sites.

Additional improvements include a 3-bedroom, 2-bath building that has been used as an office but could potentially serve as a residence, manager's quarters, office, restaurant, or other use, subject to applicable zoning and approvals.

The property also includes a two-bath bathhouse for the campground area and a workshop/storage shed currently used by the groundskeeper for lawn-care equipment and property maintenance.

There is also a former homesite on the property where a residence previously stood before being destroyed by fire, potentially providing another area for future development.

With extensive lake frontage, 18 camper/RV sites, existing rental income, a 3-bedroom/2-bath building, bathhouse, workshop/storage building, former homesite, and a history as a successful marina, the possibilities here are tremendous. Whether envisioned as a campground, RV destination, marina, restaurant, recreational retreat, or other lakefront development, this property provides a rare opportunity for the right investor or developer.

Bring your vision--there is so much opportunity here!

Located right off the interstate convenient for anyone with a camper to access.

Conveniently Located: Approximately 25 minutes to Morristown, 1 hour to Sevierville, 1 hour 15 minutes to Dollywood/Pigeon Forge, 1 hour 20 minutes to Johnson City, and approximately 2 hours to Wise County, Virginia.

Youtube Video: https://youtu.be/XoFVFIIe7Vo?si=3ayOMXI7X1EzyRkE

All acreage, lake frontage, camper/RV site information, rental amounts, utilities, septic systems, improvements, zoning, permitted uses, marina/dock approvals, and development possibilities are approximate or based on information provided and should be independently verified by Buyer/Buyer's Agent.

Features & Amenities

INTERIOR

Additional Building(s) • Central Air • Central Heating • Garage Bay(s)

EXTERIOR

Brick Exterior • Cleared • Finished Lot(s) • Highway • Infrastructure In • Shingle Roof

OTHER

Aerial • Business Only • Flood Plain Restrictions • Mobile/Trailer Park • Office/Showroom • Public Water • Septic Tank Sewer

Listing courtesy of KW Kingsport

SCAN TO VIEW ONLINE
brphomes.com/mls/9999579