



PEBBLE BAY CLUB

LAKE OF THE OZARKS

	7.7 ACRES
	600+ FEET OF LAKEFRONT
	5 BEDROOM HOME 3,564 SQ FT
	8 - 1 BED 1 BATH 460 SF ROOMS
	POOL
	2 PICKLEBALL COURTS
	2130 SF OVERSIZED SHOP
	540 SF OUTDOOR BAR/PATIO
	16 BOAT SLIPS
	6 PWC LIFTS AND SWIM PLATFORM
	RESTAURANT FOOTPRINT

**SWIFT
& CO**
REALTY

SWIFT & CO PRESENTS
OFF MARKET COMMERCIAL
OPPORTUNITY FOR



PEBBLE BAY CLUB

LAKE OF THE OZARKS



130 Pebble Bay Club Drive, Camdenton, MO
12 MM — Big Niangua Arm

\$3,500,000

exp
REALTY





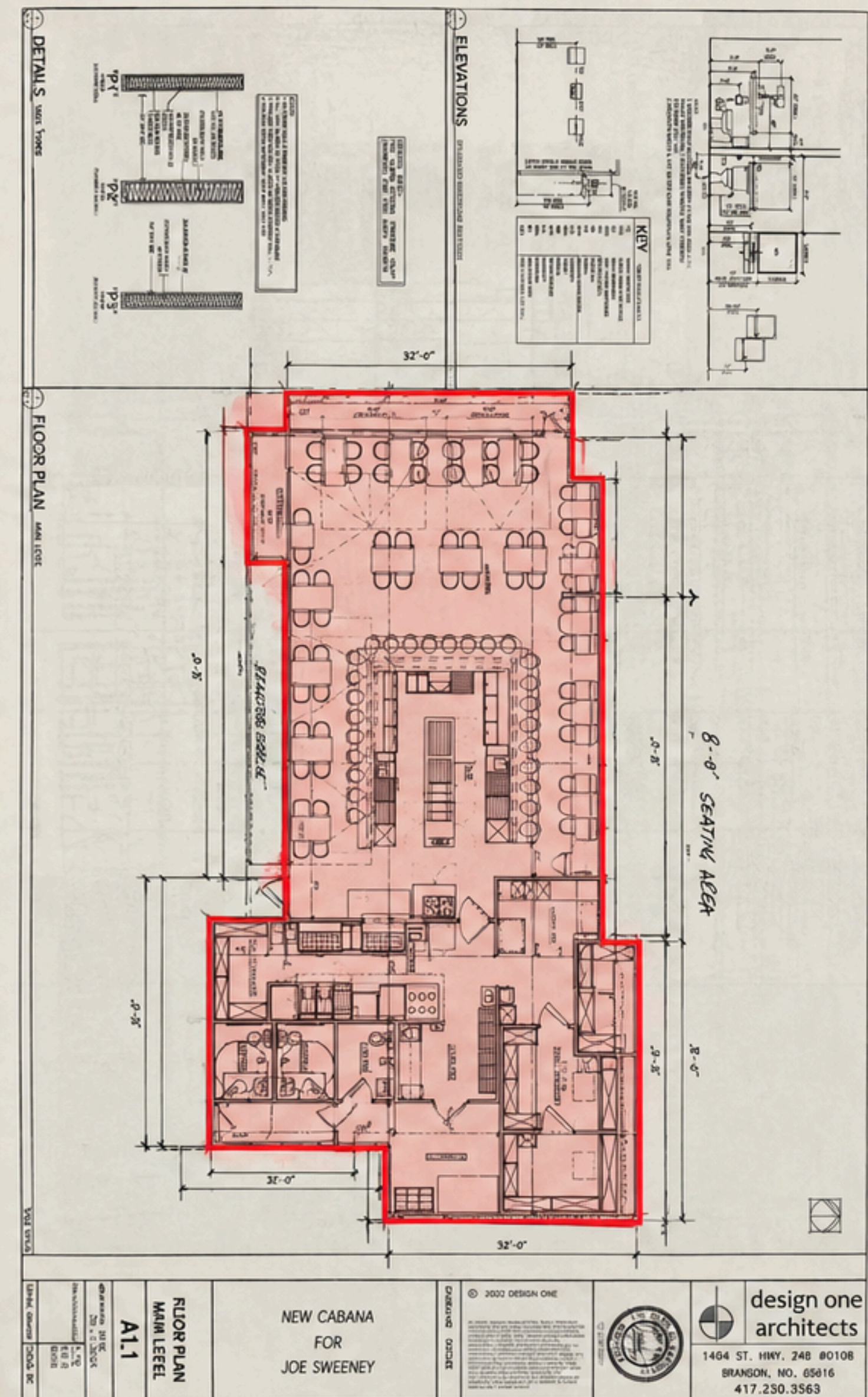
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FORMER RESTAURANT
FOOTPRINT
(DESTROYED MEMORIAL DAY 2026)





8 1 BED 1 BATH

RENTAL UNITS





5 BEDROOM

RENTAL HOME



NIGHTLY RENTAL OVERVIEW PROJECTIONS

Parcel	Acres	Lakefront (Ft)	
13-8.0-27.0-000.0-003-039.000	7.13	602	
13-8.0-27.0-000.0-003-039.001	0.543	33	
Total	7.673	635	

8 UNIT HOTEL – 3,751 TOTAL SF

Unit	Bed	Bath	SF	Nightly Rate	Nightly Rentals @ 80 Nights	Annual Income
Unit 1	1	1	460	\$300	80	\$24,000
Unit 2	1	1	460	\$300	80	\$24,000
Unit 3	1	1	460	\$300	80	\$24,000
Unit 4	1	1	460	\$300	80	\$24,000
Unit 5	1	1	460	\$300	80	\$24,000
Unit 6	1	1	460	\$300	80	\$24,000
Unit 7	1	1	460	\$300	80	\$24,000
Unit 8	1	1	460	\$300	80	\$24,000
Total			3,680			\$192,000

5 BEDROOM MAIN HOUSE

Unit	Bed	Bath	SF	Nightly Rate	Nightly Rentals @ 180 Nights	Annual Income
Main House	5	3	3,564	\$1,000	180	\$80,000

ESTIMATED GROSS RENTAL INCOME	\$272,000
ESTIMATED EXPENSES	\$100,000
NOI	\$172,000

ADDITIONAL IMPROVEMENTS

Bar Patio	SF	
Patio	540	
Bar Patio	SF	
Restaurant Site	1,990	
Storage Garage	3F	
30x71 Shed	2,130	
2 Storm Shelters		
Unit 1	256	
Unit 1	256	
Pool		
Pool	360	
Pickle Ball Courts		
Court 1	1,800	
Court 1	1,800	





OUTDOOR ENTERTAINMENT





OVERSIZED WORKSHOP AND SHED

71' x 30'
2,130
SQUARE FEET





Pebble Bay Club Grill, Marina with 4 Docks, Hotel Suites, Vacation Rentals, Meetings, Retreats and Much More !

Pebble Bay Club Grill and Resort is open to the public and located west of Camden on the 12mm of the Big Niangua, next to Old Kinderhook. The perfect destination for your family, friends and group.

- ☎ 573.317.4999 • 816.679.1828
- ✉ Lodging@PebbleBayClub.com
- 🌐 Info@PebbleBayClub.com
- 🌐 Marketing@PebbleBayClub.com

Join the Club ■ Join the Team
Now Hiring Seasonal and Year-Round:
Shift Leads, Bartenders, Cooks,
Servers and Support Positions

AMERICA 250
FAMILY OWNED SINCE 1776

We Have a Remarkably Fun Summer

Fall and Holiday Season Planned with live entertainment every Saturday and fun activities every weekend and on special occasions.
See You at the Bay!

The Lake of the Ozarks Newest and One of its Nicest Restaurants and Resorts

Mid-Missouri's Perfect Dining, Retreat and Lifestyle Destination

Pebble Bay Club
The Lake of the Ozarks Premier Waterfront Grill, Boutique Hotel & Resort

YOUR CULINARY EXPERIENCE AWAITS

PEBBLE BAY CLUB GRILL IS OPEN SIX DAYS A WEEK—MAY THROUGH SEPTEMBER AND FOUR DAYS A WEEK, OCTOBER THROUGH APRIL. IF YOU'RE LOOKING FOR EXTRAORDINARY DINING, LODGING, RESORT AND LIFESTYLE AMENITIES, WE WELCOME YOU TO MAKE PEBBLE BAY CLUB GRILL AND RESORT YOUR DESTINATION.



HOTEL SUITES



RESTAURANT & BAR



OUTDOOR PATIO



PICKLEBALL COURTS



AMAZING DINING



GREAT DRINKS