

LAKE
LIFE
PAYS

\$4,255,000

SWIFT
& CO
REALTY

Swift & Co
PRESENTS OFF MARKET
COMMERCIAL OPPORTUNITY
FOR



268 Wego Fish Lane, Camdenton, MO
31 Mile Marker

INCLUDED

- Fish & Compnay Restaurant
- Gift Shop
- Arcade
- 3 Bedroom House
- 3 Bedroom Apartment Above Restaurant
- Rental Cabins
- 4 Dock 42 Slips + Jet Ski Slips
- 5.9 Acres (Room to Expand)
- 465 Feet of Lakefront

FOOD
DRINKS
BOATS
GOOD TIMES

A TRUE
LAKE ICON

PRIME
LAKEFRONT
LOCATION





MM31
LINN CREEK

5.9 ACRES
465 FEET OF LF



LIVE MUSIC



GREAT FOOD



THE FISH



AND CO. LAKE OF THE OZARKS

MM31 LINN CREEK



LAKE VIEWS



GOOD TIMES





 **Gift Shop**

 **3 Bed Apartment**

 **Tiki Bar**

 **Stage**

 **3 Bedroom House**

 **Rental Cabin**

 **Restaurant / Kitchen**

 **Dock 2**

 **Dock 4**

 **Dock 5**

 **Dock 1**

 **Dock 3**



DALE BLUE

TO STAY ON AND
NEGOTIATE

2027 AND BEYOND
ENTERTAINMENT CONTRACT
WITH NEW OWNERS



MM31
LINN CREEK

TWO SCRE. ARE BETTER
THAN ONE



POTENTIAL ADDED REVENUE

- 20+ RV SITES
- ADD MORE DOCKS
- RENT OUT BOTH 3 BEDROOMS
- MOVE GIFT SHOP DOWNSTAIRS
- BOAT RENTALS



**ROOM FOR
20 RV-SITES**



