

MLS #: C26041445A (Active)**List Price: \$1,600,000****270 Deyton Camp Road Robbinsville (Graham), NC 28771**

Type of Property: Commercial, Other	Area: Robbinsville		
Parking: On Street, Parking Lot	County: Graham		
Restrooms: 2	Subdivision: None		
Location: Other-See Remarks	Township: Robbinsville		
Apx SqFt: Office Under 2500 SqFt	Miles Out:		
Business Name:	Elevation Range:		
	Apx Elevation: 1,950		
	Zoning: None		
	Elementary School:		
	Middle School:		
	High School:		
	State Road:		
Parcel Size: 1.3400	Apx Acreage Range: 1-1.99		
Easements/Restrictions: 206/398	Designated Flood Hazard: No		
Deed Book: 386	Deed Page: 740		
City Tax: 0.00	Parcel ID: 565000010020		
Road Maintenance Dues:	Special Assessment: No		
Loading:	Highways: Access: Gravel Road		
Building Size: 960	Building 2: 0		
Building 3: 0	Building 4: 0		
# Buildings:	# Rooms: 0		
Efficnycy:	1 Bdrm: 2 Bdrm: 3 Bdrm: 4 Bdrm:		
TtlSqFt:	SFFn/A: 0 SFBsmFn: 0 SFBsmUnf: 0 BsmtHtdSF: 0		
# Stories: One	Utilities: Electricity Available, Well		
Construction: Other	TV/Internet: Satellite Internet, Satellite TV		
Roof System: Composition	Floors: Luxury Vinyl Plank		
Heating System: Electric Heat Pump	Miscellaneous: Restroom-Private		
Air Conditioning: Central Electric Heat Pump, Ceiling Fan(s)	Topography/Waterfront: Lake, Lakefront, Lake Access, Lake View		
	Sale Includes: Building & Land		
Remarks: Seize the opportunity to own a flourishing boat rental business on the pristine waters of breathtaking Lake Santeetlah! This turnkey operation features a well-maintained fleet, including 7 luxurious pontoon boats, 3 spacious deck boats, and an assortment of kayaks, pull tubes and life jackets to cater to water enthusiasts of all kinds. Included in this offering is an additional lot with potential for expansion, per Brookfield Smoky Mountain Hydropower guidelines, providing a unique chance to grow this already successful venture. The updated mobile home features modern office space for seamless guest check-ins and very comfortable living quarters(2 beds, 2 baths) ideal for year round residency. Perfectly situated in a stunning, high-demand location, this business is poised for continued success and exceptional profitability. Don't miss out on this extraordinary investment in one of the region's most picturesque destinations! Owner financing available with substantial down payment.			
Directions: From the Walgreens/Ingles intersection in Robbinsville, head north on Rodney Orr Bypass/US-129 N/Tapoco Rd (1.5 mi) Turn left onto NC-143 W (0.3 mi) Turn right onto Deyton Camp Rd. Property will be on the left			
Agent Remarks: A 0.485+/- acre portion of 56500001002602 conveys with sale. Taxes TBD after new parcel is assessed			
Ownr Nm: Reeves	AddlOwner:		
Exclusive Right: Yes	Lockbox: Combo		
Terms of Existing Lease: None	Possession: At Closing		
Financing Type(s): Cash, Conventional	Ownership: More than One Year		
Type Sale: Showing Instructions: Appointment Only, Schedule in Showing Manager			
Days on Market: 13			
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Under Contract Date:			
Listing Office: Keller Williams - Great Smokies - BC (#:259198)			
Main: (828) 488-5777			
Fax: (828) 488-3399			
Office Corporate License: C19128			
Mail Address 1: PO Box 2126			
Mail City: Bryson City			
Listing Agent: Melissa Stillwell (#:46)			
Agent Email: melissa@westerncarolinarealestate.com			
Contact #: (828) 508-9044			
License Number: 272416			

Mail State: NC

Mail Zip Code: 28713

Information Herein Deemed Reliable but Not Guaranteed

