

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	Apx Elevation: 1,950
Easements/Restrictions: 206/398	Designated Flood Hazard: No	Oil Tank: No
Deed Book: 386	Deed Page: 740	Parcel ID: 565000010020
City Tax: 0.00	County Tax: 0.00	Special Assessment: No
Road Maintenance Dues:		
Loading:	Highways:	Access: Gravel Road
Building Size: 960		Building 2: 0
Building 3: 0		Building 4: 0
# Buildings:	# Rooms: 0	# Units:
Efficncy:	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	AddOwner:
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
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Mail State: NC Mail Zip Code: 28713
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