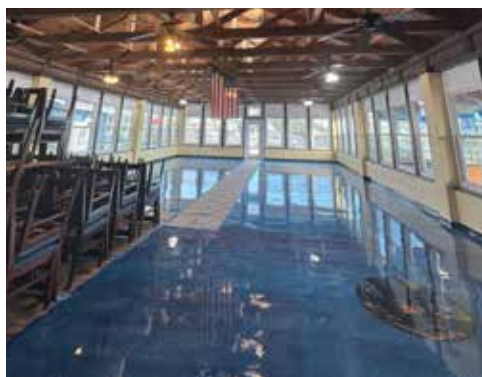


275 Timber Island Road



ONE-OF-A-KIND WATERFRONT RESTAURANT, EVENT SPACE & MARINA



A Rare, Unmatched Opportunity on Florida's Forgotten Coast

An exceptional waterfront investment located at 275 Timber Island Road in Carrabelle, Florida. This nearly one-acre (.97 AC) waterfront compound features two improved commercial buildings, extensive dockage, a full-service restaurant, marina, fuel station, package store, premium wedding/event space, and private boat slips, all within a single, highly versatile asset.

This is the only boat-up restaurant and marina with fuel and package store access within a 50-mile radius in either direction and adjacent to the active county boat ramp, establishing the property as a true destination property with no comparable competition.

Waterfront Restaurant and Marina

The primary building is designed for high-volume waterfront dining and entertainment and is positioned directly on deep water at the last stop on the Carrabelle River before open ocean access.

Retail, Package Store and Event Space

The second building provides an additional high-margin income stream suitable for retail, bait, private events and marina services.

With no comparable properties in the market and significant barriers to replication, it is ideally suited for investors, hospitality groups, or owner-operators seeking a flagship waterfront asset with long-term upside. A truly irreplaceable waterfront commercial asset.



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