



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

FLOATING CABIN "CONDOS" AT TENNESSEE RIVER MARINA

Available for immediate sale: Six (6), three-year-old condos in very good condition located at Hales Bar Marina and Resort on scenic Nickajack Lake just north of Chattanooga, Tennessee.

These floating cabins are currently docked at the picturesque 74-acre Hales Bar Marina and Resort at the entrance to the Tennessee River Gorge. From this marina you can travel by water north to Knoxville or south to Key West. This popular marina offers a variety of services including a restaurant, cabin and boat rentals, fuel, lifts, ships store, transient slips and a service center.

Each one of these attractive one-bedroom cabin condos have central H/A, are cedar sided with red tin roofs and sleep four comfortably. They are all fully furnished and have a bedroom (queen bed), bathroom with shower, kitchen and den with a fireplace. There is a porch on each end of the cabin and they can be moved with their trolling motors or easily transported over land by truck if desired.

These cabins are privately owned but are currently being rented out by the Marina at a rate of \$99-\$129 a night depending on season.

Owners have relocated and prefer to sell as a group of three or more for a discount but will consider selling them individually for only \$69,000 each.

Cabin pictures and brochures and informational website are available upon request.

Please refer to listing ID: PA022

Industry: Entertainment and Leisure

Industry Segment: Hotels and Motels

Geography: United States > Tennessee > Guild just north of Chattanooga

Asking Price: \$69,000

Seller Financing: Not at this time.

Reason For Selling: Out of state owners cannot stay or manage.

Facilities: Very good - only three years old Market Outlook/Competition: Excellent area and marina - constantly gaining recognition and popularity



440 Worth Street NW, Cleveland, TN 37311-5070
Phone 423-559-1003, Fax 423-559-1224,
www.presswoodassociates.com

Contact **Jack Dawson**
Cell **423-503-1838**
email jwdawson@presswoodrealty.com