

Established in 1987 - Originally operated as a houseboat rental business – had seven boats (34 & 40ft) and were fully booked throughout the season

As boats aged out, transitioned to a marina, renting dock space to private boat owners

Currently have dock space for 35-40 boats of various sizes, including 40' sailboats and 38' cruisers - This was the first year in 38 years that we have had to move boats around due to low water – but we were able to accommodate them despite the low water levels

Electric service was upgraded in 2021 to accommodate the larger boats with AC and other modern conveniences

There is a permit in place for an additional 10 spaces that we have never utilized

There are three permitted campsites on property – for which we always have a waiting list.

The workshop is a 30' x40' insulated building with both radiant heat and a heat pump for AC in the summer. It is set up for minor boat service/repairs currently.

We have hosted fishing tournaments, weddings and parties on the property – with plenty of space to handle parking, etc.

We provide shrink wrapping, which is a popular service. We currently contract with someone to come in and do that for us.

There are two other marinas nearby – one is usually at capacity and, and the other is no longer accepting larger boats

Potential business endeavors -

- Marine service, repair, supplies and/or sales - There are only two businesses within a 20-mile radius that provides boat repair services – and only one directly on the lake.
- Restaurant/Snack Bar – there is nothing on the lake in this area that can be accessed by boat. It would also be a draw for locals as there are few options in the area for dining out
- Boat Rentals – the houseboat rentals did well, and we are often getting calls from folks looking to rent boats
- House Rental – If it wasn't being used as residence, the house would make a great Air B&B
- Campground - We get numerous inquiries about campsite availability each year. There would be plenty of space to create a campground with the proper permits from the state/town.

All of the above being said, we have not pursued growing the business ourselves as we did not want to have to hire employees and were content with keeping it small and family run. Our only advertising has been word-of-mouth, and we have managed to stay in business for 38 years!