



COMMERCIAL REAL ESTATE

RECREATIONAL/COMMERCIAL FOR SALE



Riverport

8599 Gadsden Trail , Sneads, FL 32460

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TLG REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

RIVERPORT

8599 GADSDEN TRAIL , SNEADS, FL 32460



OFFERING SUMMARY

Sale Price:	\$695,000
Price / Acre:	\$12,685
Lot Size:	54.79 Acres
APN:	12-3N-07-0000-0030-0000

PROPERTY OVERVIEW

Riverport is an outstanding opportunity to purchase a unique Commercial/RV Park/Family Compound type property. Riverport is situated at the headwaters of the beautiful, 112 mile Apalachicola River that empties into the Gulf of Mexico at the town of Apalachicola, a Key West type town. Lake Seminole, a 37,500 AC lake that forms the headwaters of Apalachicola River, can be accessed via a lock system or from one of the many boat ramps close by. Riverport provides fishing and fishing tournaments, skiing, jet skiing, sailing, houseboat mooring in the boat basin, boat rentals, guide services and the list goes on and on. Located within the property is a county maintained boat ramp with 24/7 access by the owners of Riverport but closed to the public at sundown. See the attached Property Highlights for all of the existing features. Opportunities abound for this unique site!

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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 54.79 acres on the Apalachicola River
- 1600+ feet of river frontage
- 12" well , 350' + depth
- 65,000 SF platform on river
- 20,000 SF metal building with recent roof on Platform
- 10,000 SF and 32,000 SF concrete pad
- 12.85 acre boat basin
- County owned and maintained boat ramp at site. Boat ramp closes at dark but owners of Riverport have 24/7 access.
- 14' X 30" cabin on platform with electricity, water and septic. Additional RV hookups on platform.
- Paved road access
- Platform zoned commercial



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ADDITIONAL PHOTOS

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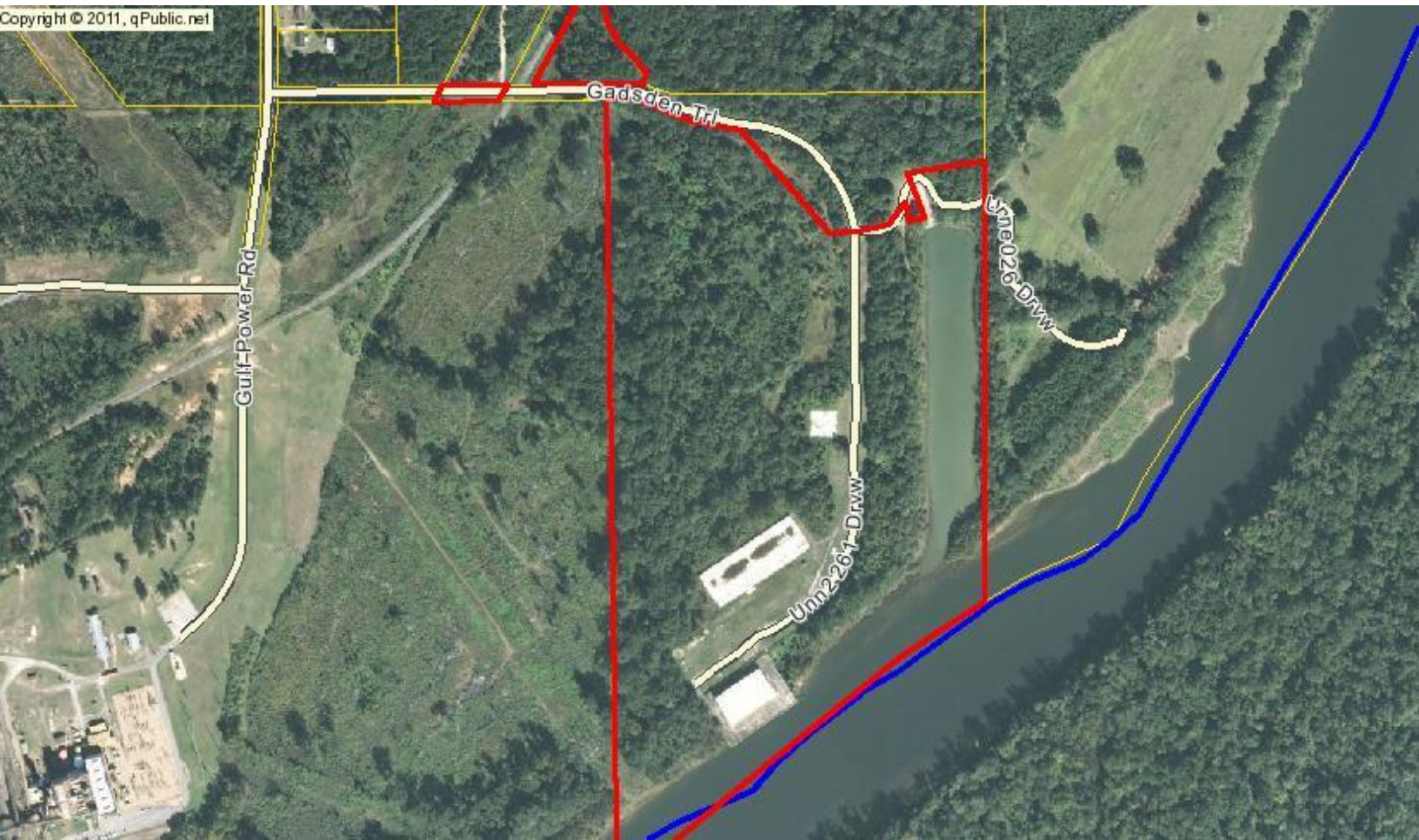




ADDITIONAL PHOTOS

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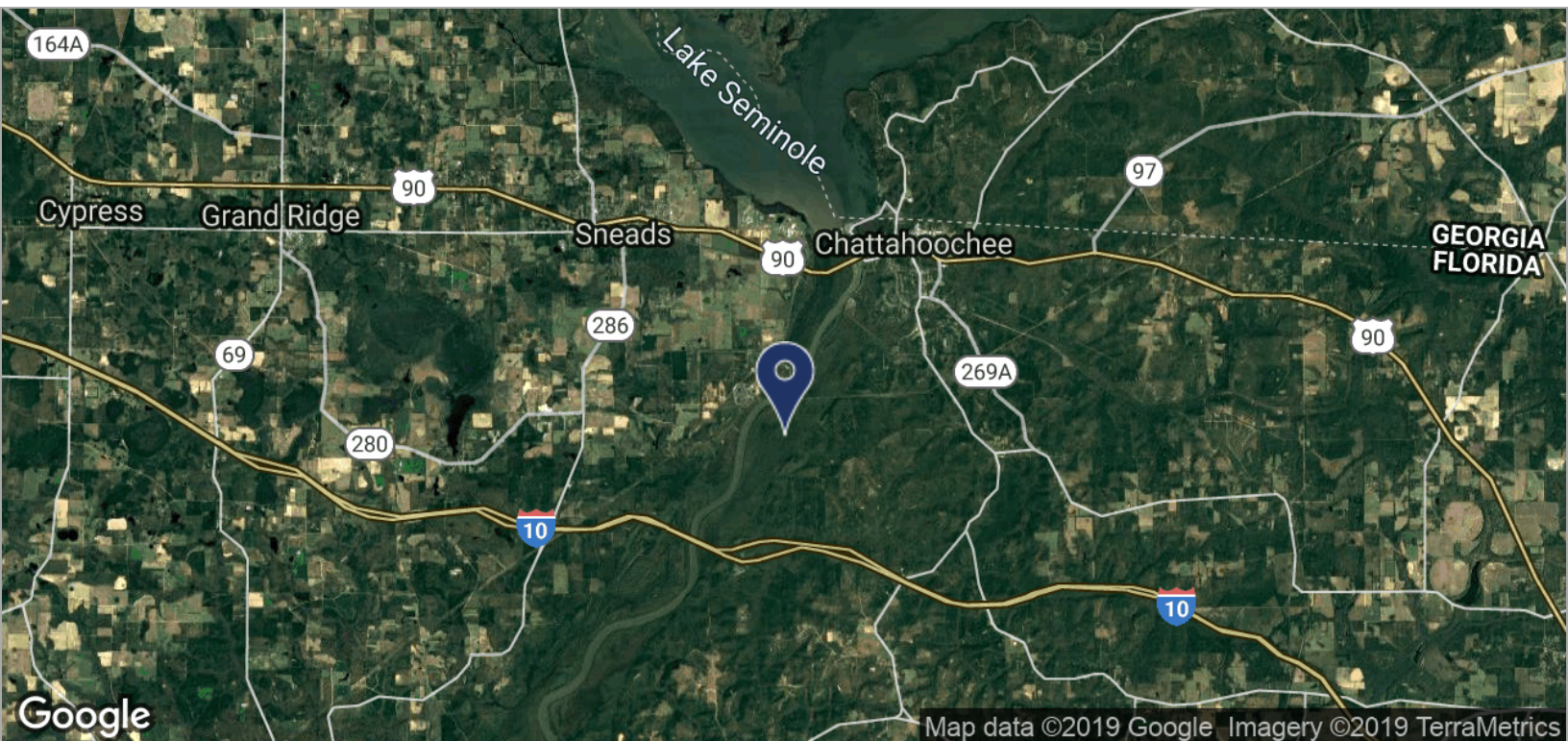
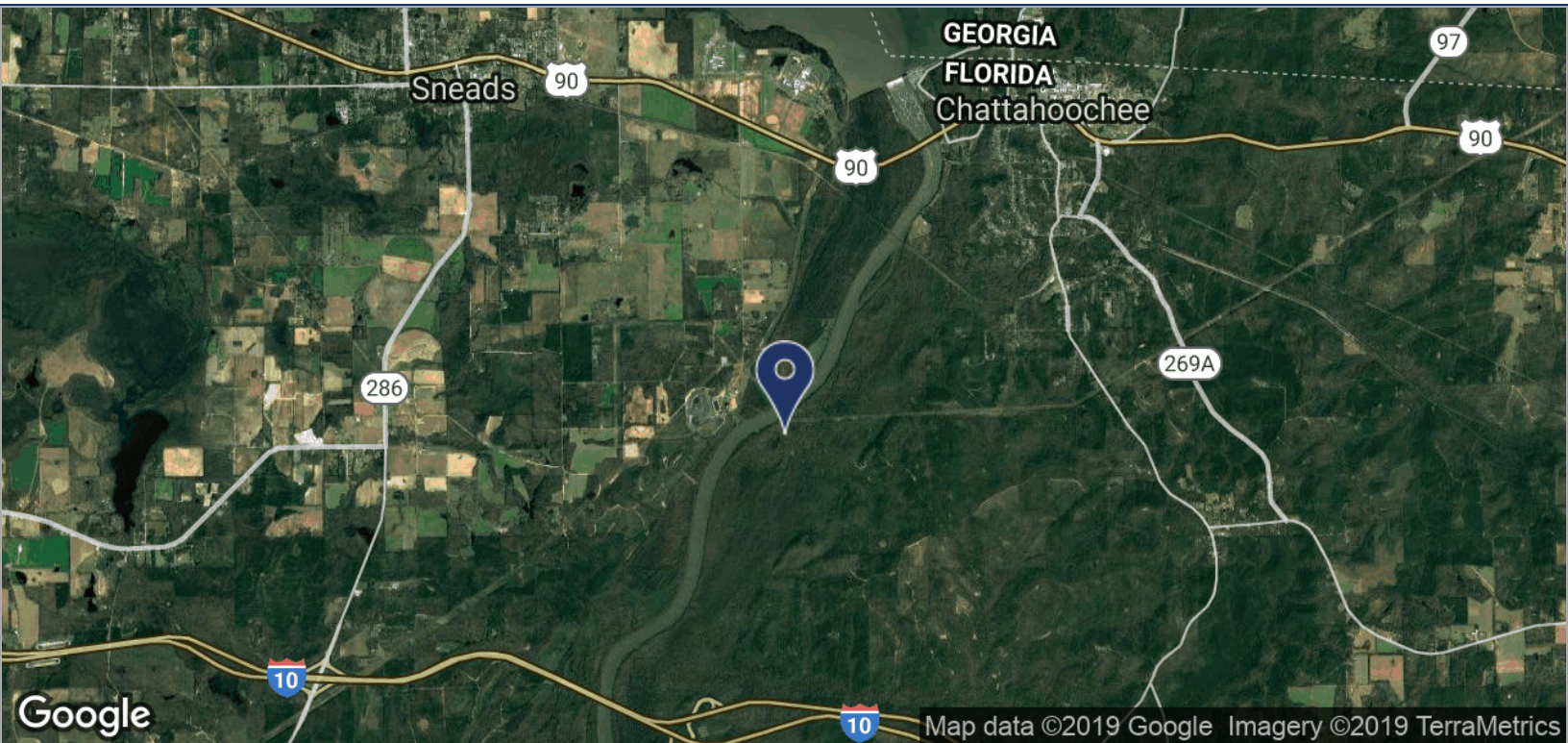
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LOCATION MAPS

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