

# **\$500,000 Price Reduction – Owner Ready to Retire!**

## **Turn-Key Marine Business at Rocky Fork Lake – Highland County's Premier Boat Repair Facility!**

### **Buckeye Boat Repair & Mobile Service**

Your opportunity to own **Highland County's #1 Boat Repair and Storage Business**—strategically located in the heart of **Rocky Fork Lake's thriving recreational community!**

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### **Business & Property Highlights**

#### **Prime Location**

Set on **10.185 acres** with both **developed commercial space** and **trophy whitetail hunting woodlands**, this property offers a rare blend of profitability and outdoor appeal.

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#### **Main Shop – 38x64 Three-Bay Facility**

- (3) 12x12 Overhead Doors
  - Retail Showroom & Parts Room
  - Attic Storage + Restroom with Shower
  - Fully Insulated with Blown-In Insulation
  - HVAC System Installed
  - Perfect for Repair, Retail Sales, and Service Operations
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#### **Extensive Boat Storage**

- **60x153 Storage Barn** w/ 100-amp Electric
  - **24x24 Storage Barn** w/ Lean-to, Concrete Floors, and 100-amp Electric
  - **Large Gravel Parking Lot** for Outside Storage: Boats, Trailers, or RVs
  - **Chain-Link Fencing & Concrete Pads** for Security and Convenience
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**✂ Business Ready – All Equipment Included!**

- Yard Tractor, Full Suite of Professional Tools, Parts, & Inventory
  - Established Clientele & Ongoing Demand
  - Strong Reputation with Excellent Growth Potential
  - Ideal for Business Expansion or Turn-Key Ownership
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### **Bonus: Trophy Whitetail Hunting Grounds!**

A rare find – commercial investment **plus** private access to wooded acreage **ideal for hunting or personal enjoyment.**

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### **Why Invest?**

- High-Demand Market with Year-Round Recreational Activity
  - Located Minutes from **Rocky Fork Lake**
  - Fully Operational, Profitable, and Ready for New Ownership
  - Rare Mix of Business, Storage, and Outdoor Recreation
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### **Don't Miss This Opportunity!**

This isn't just a business—it's a lifestyle. Whether you're an entrepreneur, investor, or outdoor enthusiast, **Buckeye Boat Repair & Mobile Service** offers unmatched potential in one of Ohio's top recreational destinations.

**Contact us today** for more details or to schedule a private tour!