

6 CABINS + 11 RV SITES WITH EXPANSION POTENTIAL

15260 Northeast 152nd Place | Fort McCoy, FL 32134



FOR SALE

FOR MORE INFORMATION:



Makayla Richardson
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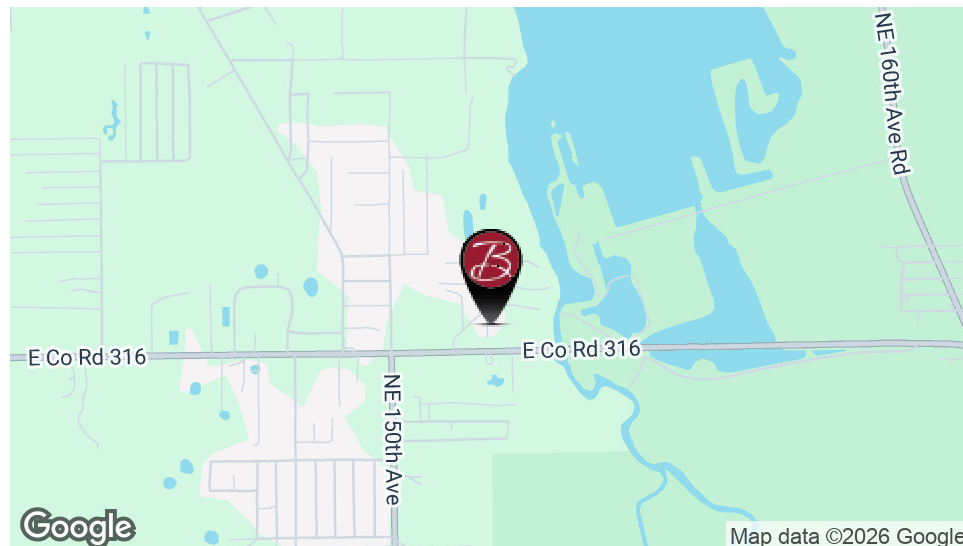


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

15260 Northeast 152nd Place | Fort McCoy, FL 32134



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	6.91 Acres
Number of Rental Units:	18
Cap Rate:	6.22%
Zoning:	B-4

PROPERTY OVERVIEW

This riverfront income-producing rental portfolio offers an opportunity to acquire a recreational rental business, real estate, and equipment in one package. Situated on approximately 6.91 acres, the property features a main house, clubhouse, six rental cabins, 11 existing RV sites, one bath house, and tent sites throughout the property.

With direct river access, long-term RV tenants, individually metered RV sites, cabin rentals, and expansion potential for approximately 10 additional RV sites, the property offers multiple income streams and room for future growth. This is an opportunity for an investor, owner-operator, hospitality buyer, or outdoor recreation business seeking a North Central Florida asset with both existing income and long-term upside.

See next page for additional property details and site features.

Request NDA for business financials

FF&E list page3

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SITE OVER VIEW

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ALL BUILDINGS ON 6.910 ACRE SITE

- Check-in building with gift shop
- Main two-bedroom, one-bath residence currently occupied by ownership
- Clubhouse for guest use
- One bath house on site
- Six total rental cabins
- Front row includes (two) two-room & (one) one-room
- Rear row includes (three) one-room cabin rentals
- 11 existing RV sites: 20/30/50 AMP
- Vacant area with expansion potential for approximately 10 additional RV sites
- Tent sites located throughout the property
- Direct river access

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FF&E LIST

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OCKLAWAHA CANOE OUTPOST

FF&E / Equipment List

FF&E / Equipment	Value	FF&E / Equipment	Value
2003 Ford 10 Passenger Van	\$3,000	Kayak/Canoe Paddles	\$1,735
2006 Ford 24 Passenger Bus	\$10,000	Chain Saw, Weed Trimmer, Hedge Trimmer	\$800
Two 8-Capacity Canoe/Kayak Trailers	\$6,000	Air Compressor, Window A/C Units	\$500
Two 6-Capacity Canoe/Kayak Trailers	\$4,000	Office Furnishings	\$500
Yard Trailer	\$500	Office Stand-Up Freezer	\$400
Two Kawasaki Mules	\$5,000	3 Washers / 3 Dryers	\$3,000
14' Jon Boat with Gator Tail Motor	\$2,000	Clubhouse Stove & Refrigerator	\$400
2024 Toro Zero Turn Mower	\$4,000	Cabin Bedding, Towels, Dishes, Pots/Pans	\$2,000
2012 Dixie Chopper Zero Turn Mower	\$1,500	23 Picnic Tables	\$4,000
31 Gruman Canoes	\$55,800	6 Charcoal Grills	\$400
14 Old Town Kayaks	\$9,450	Fire Rings	\$1,500
80 Life Vests	\$800	Retail T-Shirts / Water Cases	\$2,500
Canoe/Kayak Seat Pads	\$620		

Total FF&E / Equipment Value

\$120,405

Values provided by ownership/asset sheet. Buyer to verify all FF&E, equipment, condition, quantities, and values during due diligence.

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CHECK-IN BUILDING

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Exterior of check in building



Interior



Check in desk interior

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MAIN HOUSE

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CLUB HOUSE & BATH HOUSE

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Club house



Interior club house



Bath house: Men & Women / 1 stall each



Restroom & shower

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6 RENTAL CABINS

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6 rental cabins



Interior of 1 room cabin



Interior 2 room cabin



Interior of 2 room cabin

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11 RV SITES + RV EXPANSION SITE

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40 foot distance between sites



over view of 11 existing RV sites



Vacant site for 10 additional RV hookups

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ADDITIONAL PHOTOS

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River access



Fishing pond



Storage attached to check in building

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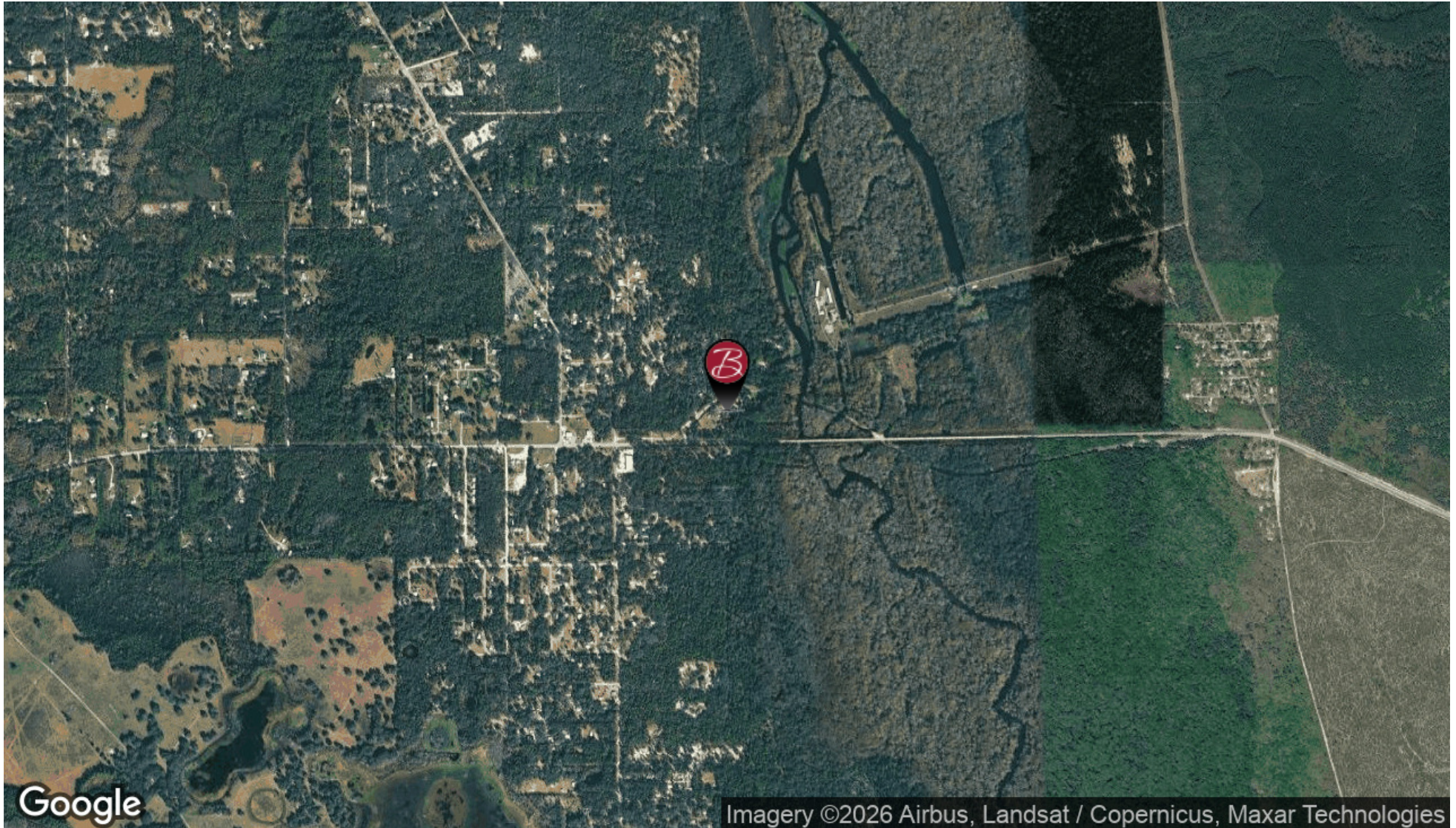
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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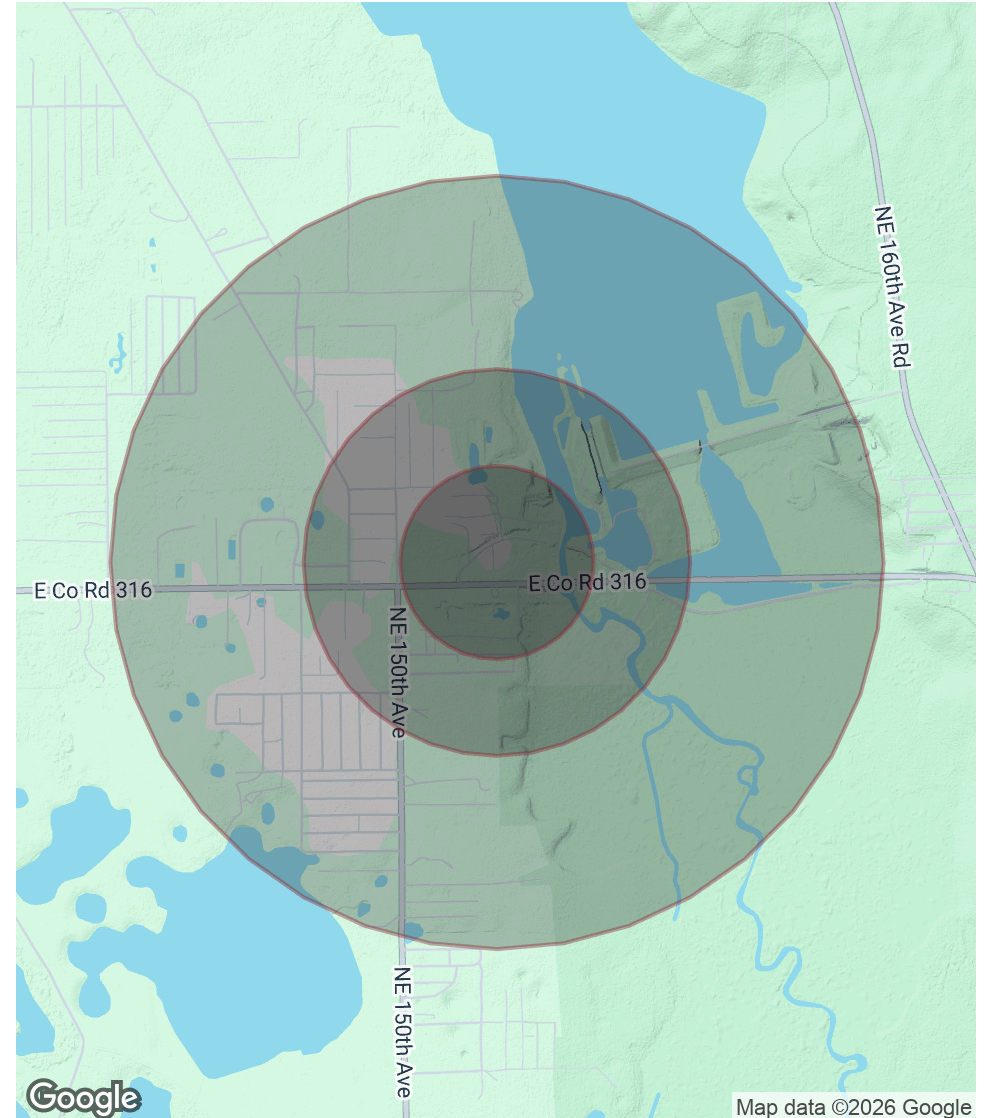
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10	37	130
Average Age	42.7	40.5	41.8
Average Age (Male)	47.5	46.4	48.8
Average Age (Female)	42.1	37.8	37.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	10	43
# of Persons per HH	5.0	3.7	3.0
Average HH Income	\$117,200	\$84,395	\$71,903
Average House Value	\$226,409	\$177,586	\$167,268

2023 American Community Survey (ACS)



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MAKAYLA RICHARDSON

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FL #SL3598503

PROFESSIONAL BACKGROUND

Makayla Richardson is a Commercial Associate with Bosshardt Commercial & Land Division, specializing in retail, industrial, land, and investment opportunities throughout North Florida.

Makayla takes a forward-thinking, relationship-driven approach to commercial real estate, working with business owners, landlords, investors, and developers to identify opportunities, structure deals, and create long-term value. Her experience spans leasing, acquisitions, investment sales, development sites, and owner-user properties, giving her a well-rounded perspective across multiple asset classes.

EDUCATION

Associate's Degree in Economics, Santa Fe College
ICSC Creator

MEMBERSHIPS

GACAR - Realtor Association
Public Notary

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