

8942 Shrimpers Row
Dulac, LA 70353



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MLS# 2023015175



\$2,500,000

9,060 Sqft

Channel Side Marina & RV Park is an exceptional commercial listing that spans across approximately 27 acres (3 Tracts of Land). This waterfront property offers a unique opportunity for both marina and RV enthusiasts alike. It is conveniently located between Bayou Grand Caillou and the Houma Navigational Canal, stunning views, and a plethora of amenities, this listing is truly one of a kind. Tract 4A - is the RV park which offers a fantastic opportunity for nature lovers and travelers seeking a peaceful retreat. The spacious grounds provide ample space for RVs of various sizes, ensuring a comfortable and enjoyable stay for all visitors. Currently there are 24 camper spaces and is ready to add an additional 12 more spots. This tract of land can be developed to accommodate a total of 180 campers. The park also features modern facilities, including clean restrooms, showers, and convenient hook-ups for water and electricity. There is also a stocked pond, perfect for fishing. Tract 4B is the entryway into the complex where all of the buildings are located and the private boat launch. Currently there is a convenient store, space for a snack shop, restrooms, office, guard shack, warehouse and hotel with 4 partially finished rooms. Tract 4C is cleared vacant land with a cut out which can accommodate approximately 15 boat slips right on the Houma Navigational



Holly Guidry

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KELLER WILLIAMS REALTY BAYOU P

For full listing details, please scan:

