La Arenosa Fishing Resort sale.

A unique opportunity awaits the buyer of this proven income producing property located directly on Lake Gatun in the village of La Arenosa. Google Map location code: 23V2+58, Arenosa, Provincia de Panamá Oeste. The asking price for house, land, charter business with two custom pontoon boats is $485,000. This property is fully titled, registered and ready to be transferred.

The House

The house is an elevated beach style concrete three bedroom home of ~2400 sq ft(225 sq meter) It faces Lake Gatun and overlooks its private waterfront terrazzo and dock. There are two full baths on the main floor of the house and another large full bathroom under the house. Under the house is room for parking for four cars plus a golf cart. Additionally downstairs there are two enclosed storage rooms, one with a 200 gallon reserve water tank and water pump and the other larger room holds the automatic transfer switch for the 10KW Generac Guardian Emergency Generator and the water heater. There is also a recently installed deep well capable of delivering over 10 gal/min. of clear clean water. All appliances including stove, microwave, refrigerator, freezer, washer and dryer are included in the sale price. Mini-split AC units are installed in the three bedrooms and living dining area. (Other home furnishings are negotiable.) Additionally, under the house, there is a large area of ~400 sq ft(35 sq meters) adjacent to the existing finished full bath. This area can easily be enclosed as another bedroom/studio or even a rental studio with a separate entrance. (Commercial grade matching porcelain floor tiles needed to finish this area were purchased during construction.)

Also included in the sale are the tools used for repairing and maintaining the property. (mowers, weed whackers, pressure washer, and other hand and power tools.) As an aside, the yard maintenance with local labor using my equipment (mowing, raking and trimming) runs less than $150/mo. In other words, this is the sale of a ready to move in home, not just a house. Starlink internet service. Water is from a 150 ft. deep well that delivers over 12 gals/min. of clean water. Trash pickup is done once a week and done by contractors paid by the Town of La Chorrera. (So far at no charge)

The Charter Service

We have been operating a very popular fishing charter service on Lake Gatun for over 17 years now and have had literally thousands of repeat tourists, local and expat clients. The charter service and all supporting equipment are included in the sale. There are two custom built all aluminum pontoon boats, all the supporting fishing tackle and other needed equipment as well as the website, domain and associated email address. There is a Club Car golf cart to transport coolers, clients, etc. from the client parking area to the docks included. The new owner will be comforted to know that there are at least three dependable local guides willing to continue working on an as needed basis with a new owner as independent contractors. The charter service has averaged 12 to 14 trips/month for over 15 years now. For more details about the charter service, the website is http://pesca-arenosa.weebly.com Contact me directly for more information.

Future Expansion

With almost two acres (~7215 sq.meters) of titled land there is room to add a couple bungalows. The 800 sq. ft.(75 sq meter) waterfront terrazzo with its kitchen/bar area and dock provides a great space for serving guests or entertaining. A separate building beside the terrazzo has two 12’ x 18’ storage areas with a 1/2 bath and a full bath in need of renovation.