

Simply Marinas

Exclusive Listing

**DESOTO MARINA
& NAV-A-GATOR GRILL,
RESIDENCE AND COTTAGES**



9700 SW Riverview Cir, Arcadia, FL 34269

\$ 2,500,000

Listing Agent:

SIMPLY MARINAS

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MBA, Ph.D, President

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Coral Gables, FL 33146

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Simply Marinas Offering



Desoto Marina and
Nav-A-Gator Grill,
Residence and Cottages
Arcadia, FL



HIGHLIGHTS

- A tremendous opportunity to own a very successful turnkey business on 4 fee-simple acres on the beautiful Peace River near Port Charlotte Florida
- 40 slip marina in fee-simple with 500 gallon fuel dock \$ newly renovated docks with electric and water
- 90 seat restaurant fully equipped with all facilities and a full bar with 7 COP liquor license
- 3 Rental Cottages: one about 1100sf , the other two are part of a duplex with about 400sf each
- Owner's house is 1500sf +/- with a garage and a boat house as well as storage buildings
- Gift shop; river boat tour business and canoe/kayak rental; and museum with all memorabilia included
- Seaplane dock and a public boat ramp
- Owner financing possible



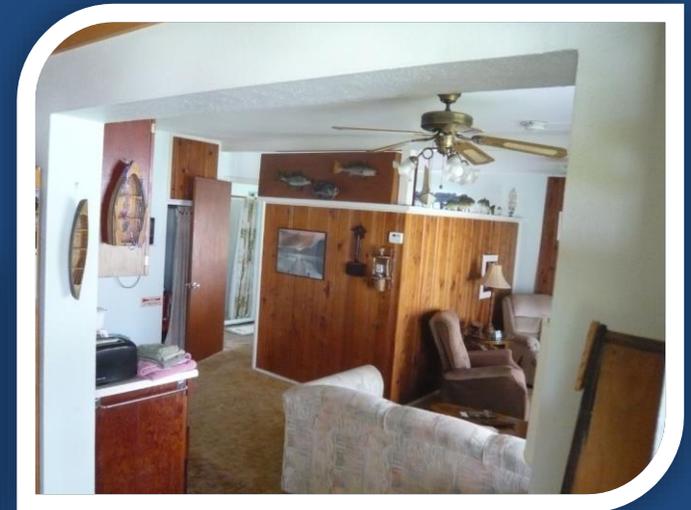
A tremendous opportunity to own this Turnkey very successful business established over 20 years ago by retiring owners. It is situated on 3 acres of the beautiful Peace River near Port Charlotte Florida. This going concern trademarked business includes: 40 slip marina in fee-simple with 500 gallon fuel dock with newly renovated docks with electric and water; 90 seat restaurant fully equipped with all facilities/cooking appliances and a full Bar with 7 COP liquor license; 3 Rental Cottages-- one about 1100sf , the other two are part of a duplex with about 400sf each, fully furnished and rented by the weekend, weekly, monthly, or seasonal; the resident/owner house is 1500sf +/- with a garage and a boat house as well as storage buildings which could also be used as a waterfront rental unit; gift shop; river boat tour business and canoe/kayak rental; and museum with all memorabilia included. The asset also includes a Tiki hut, outdoor stage for concerts Voted best "Trop Rock" venue in the US, seaplane dock where they land to eat a bite, and a public boat ramp. The site offers private parties, excellent boating and tournament fishing for bass, snook, redfish and tarpon. This is a very strong cash flowing going concern hospitality business. The ship store has marina parts, bait, tackle, ice etc. Takeout food is available from the Nav-A-Gator as well. There is much memorabilia in the restaurant as well as the museum and all is included. The popularity of the restaurant over the last 19 years has made it an entertainment landmark.

The property consists of three sections. The first section is a group of 6 residential lots, current use is a parking lot, vacant land, two rental structures (3units) and garage storage structure. The second section is 7 lots where the marina docks exist with 40 slips. The restaurant and other associated structures are on this section. The third is 4 lots on the tip of the island.

There is great upside. Hours of the restaurant at present are 11am to about 8pm. A new owner may opt to increase the hours to include breakfast and/or a later night crowd to boost the already strong income. The owners have been there for 20 years and they are retiring. The Nav-A-Gator is known for Trop-Rock music and has been voted the #1 live music venue in the United States. It has a recognized name brand which is trade-marked on our specialty items such as shirts, coozies and gift items.

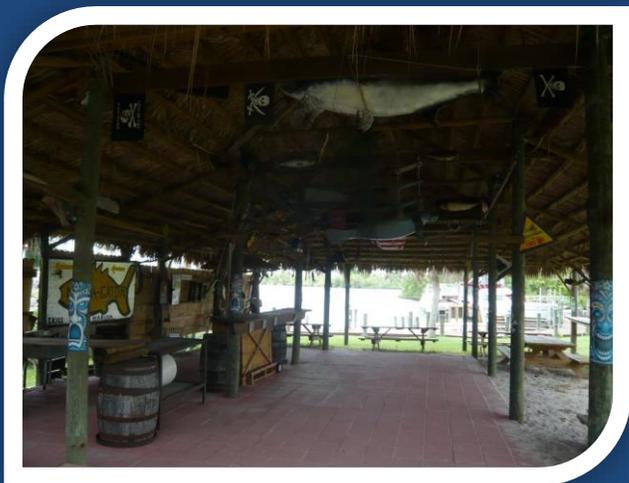
The site has direct access to the Peace River, Charlotte Harbor and the Gulf of Mexico. Situated within near a 2,000 acre nature preserve which provide hiking, camping, and equestrian activities.



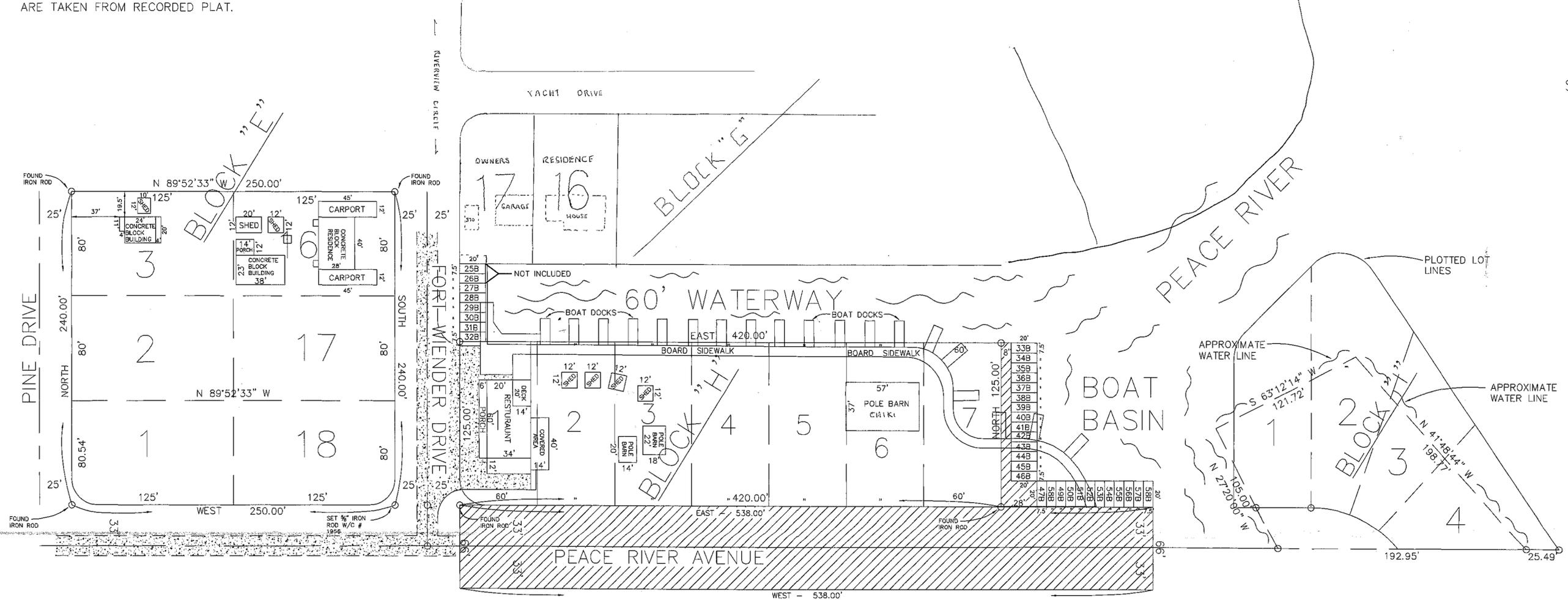
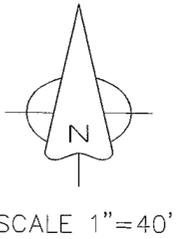


Desoto Marina and Nav-A-Gator Grill, Residence and Cottages
Arcadia, FL

PROPERTY DESCRIPTION



LEGEND: N=NORTH; S=SOUTH; E=EAST; W=WEST; °=DEGREE; ' =MINUTE; " =SECOND; ' =FEET;
 W/C=WITH CAP; #=NUMBER;
 NOTE: BOUNDARY SURVEY AND SHOW IMPROVEMENTS. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. BEARINGS SHOWN ARE TAKEN FROM RECORDED PLAT.



DESCRIPTION:
 LOTS 1,2,3,16,17, AND 18, BLOCK "E" AND ALL OF BLOCK "H", AND LOTS 1,2,3, & 4 ,
 BLOCK "I", DESOTO PEACE RIVER HEIGHTS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT
 THEREOF RECORDED IN PLAT BOOK 6, PAGE 63 OF PUBLIC RECORDS OF DESOTO COUNTY,
 FLORIDA; AND
 BOAT BASIN LOTS 27B, 28B, 29B, 30B, 31B, 32B, AND 33B TO 58B, DESOTO DESOTO
 PEACE RIVER HEIGHTS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN PLAT BOOK 6, PAGE 63 OF PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA;
 EXCEPTING AND RESERVING, HOWEVER, AN EASEMENT FOR A BOAT RAMP OR OTHER ACCESS
 TO THE WATERS OF PEACE RIVER, OVER, ON AND ACROSS BOAT BASIN LOTS 27B AND 28B
 FOR THE USE OF THE PROPERTY OWNERS WITHIN DESOTO PEACE RIVER HEIGHTS AND
 SPRING LAKES ADDITION TO DESOTO PEACE RIVER HEIGHTS.
 SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

SURVEYOR'S NOTE: PROPERTY CROSS HATCHED IN RED REPRESENTS PROPERTY CLAIMED BY
 MR. THOMAS R. WEST.

I HEREBY CERTIFY THAT THE SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS
 COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION. TO THE BEST OF MY
 KNOWLEDGE AND BELIEF, THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL
 STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER
 61G17-6, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA
 STATUTES.

Oct. 14, 2009
 15 N. BREVARD AVE.
 ARCADIA, FLORIDA 34266
 [863] 494-3399

Kermit E. Roan
 KERMIT E. ROAN
 REG. LAND SURVEYOR
 FLA. CERT. NO. 1956

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL.