



## Grafton Harbor Marina - Grafton, Illinois

**\$6,750,000**

### A popular destination on America's Great Loop

Grafton Harbor Marina is a highly regarded and impeccably maintained marina. With its location on America's Great Loop at the confluence of the Mississippi and Illinois Rivers, the marina operates consistently at full occupancy. This is truly a five-anchor marina offering a host of resort-style amenities that make it popular with long-term and transient guests.

For more information please contact:

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Marina Investment & Marketing Adviser

**SIMPLY MARINAS**  
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Local Broker of Record

Ralph Paslay

**Coldwell Banker Paslay Realtors**

508 Bethalto Dr. Bethalto, IL 62010





Property Aerial



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## Property Overview

### Investment Highlights



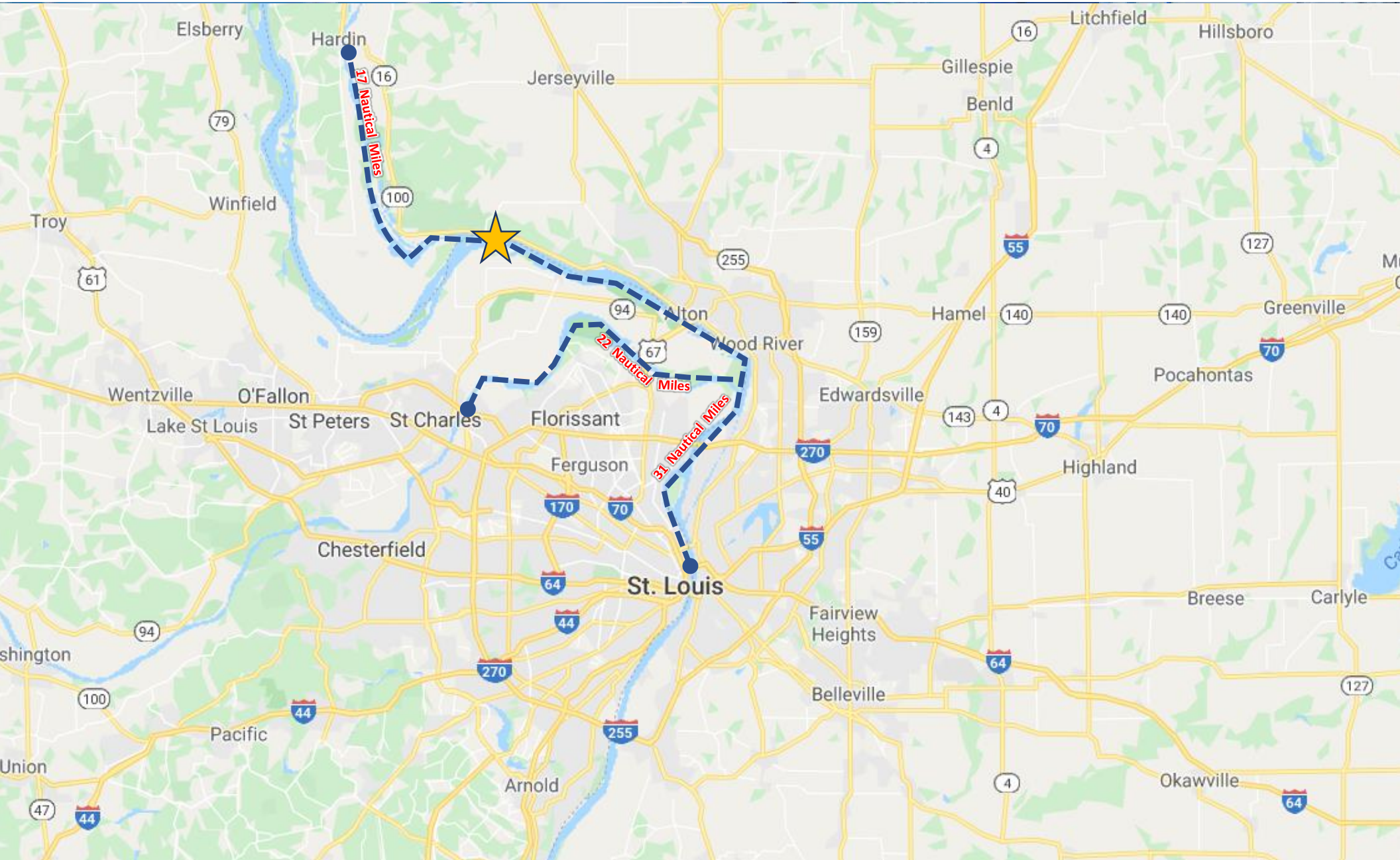
- ✓ 260 boat slips + 40 PWC slips
- ✓ Strong demand for additional boat storage
- ✓ Booming transient business
- ✓ Boat rental fleet
- ✓ Restaurant leased to a successful restaurant group
- ✓ Amenity-rich marina facility
- ✓ Favorable 200-year lease



**The Opportunity :** The marina offers a variety of opportunities for growth. With occupancy consistently near capacity, there is a demand for additional wet slips and construction of a rack storage building. Reconfiguring D-Dock will accommodate more small boats. Offering mechanical service would provide additional revenue potential. Purchasing a larger tour boat would benefit marina operations as the sellers believe there is strong demand to sell more tickets and book larger private tours. An additional vacant upland parcel is available.



# Map Overview





## Property Photos



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