



Aquaramp Marina

800 Mary Ingles Hwy (Route 8) Fort Thomas, KY 41075

Un-priced

This is a rare opportunity to acquire an impeccably well maintained marina and RV park facility.

Aquaramp has built an excellent reputation for customer service on the Ohio River. In business since 1960, the facility currently consists of a popular store offering beer, soft drinks, and snacks, a gas and diesel fuel dock, wet slip boat storage, covered and uncovered dry boat storage, a boat launch ramp, as well as river-view RV camp sites. The marina offers year-round dry boat storage with valet-style launch and retrieve services. Summer (May – October) wet slip dock spaces are available for permanent and transient guests. The bustling fuel service operation is in very high demand among area boaters.

For more information please contact:

Michelle Ash
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SIMPLY MARINAS

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Property Aerial



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Property Overview

Investment Highlights



- ✓ 10.83+/- acres and approximately 1.3+/- acres submerged
- ✓ 79 valet dry boat storage spaces
- ✓ 800 linear feet of dockage including 13 PWC slips
- ✓ 72' x 34' Headboat w/store and restrooms
- ✓ 15 RV camp sites with individual power, water at each site as well as individual sanitary at 12 of the sites | Picnic/grill area
- ✓ Clean bathhouse and laundry facilities | One bedroom efficiency apartment w/ kitchen | Office
- ✓ Gated security | Video security system w/14 high def cameras and remote viewing
- ✓ Two above ground fuel tanks (2,000 gal & 4,000 gal) | One above ground diesel tank (2,000 gal)
- ✓ 3,255 sq ft Heated service building w/tools & equipment for facility maintenance & minor boat maintenance
- ✓ Accounting system w/2 POS systems plus wireless POS Ipad

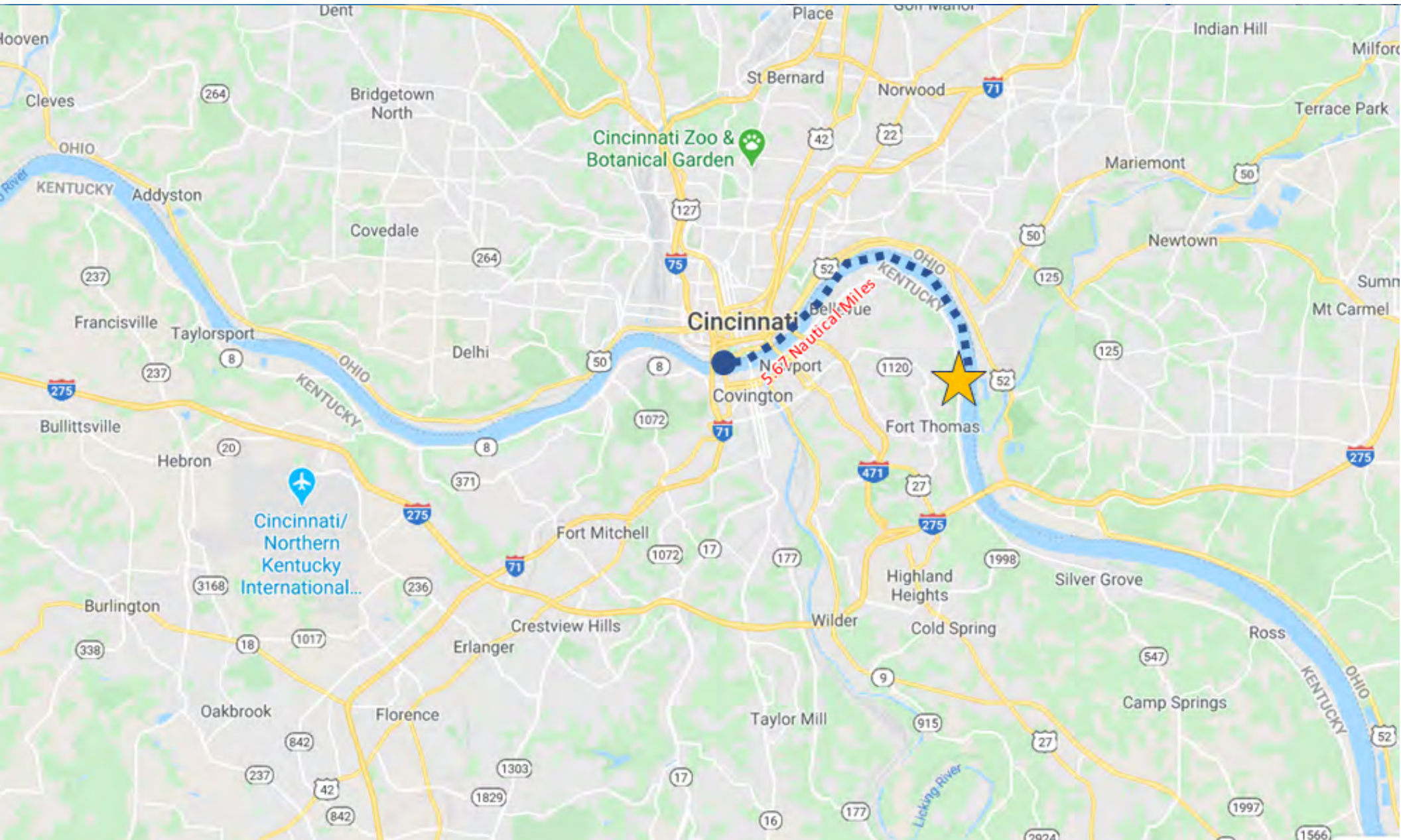


The Opportunity :

- Excess land to add more valet boat storage (covered storage is currently at or near full occupancy)
- Excess land to add more RV pads (RV sites are currently at or near full occupancy)
- Storage and RV sites are overdue for a rental rate increase
- Add a restaurant and bar venue (store already holds a beer by the drink license)
- Increase dockage (owners have already received permit approval from USACE)

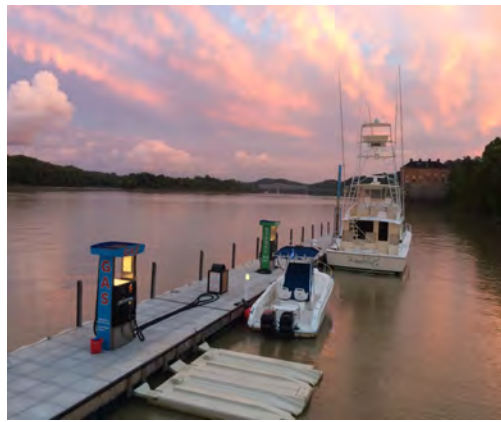


Map Overview





Property Photos



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