



Florida Prime Marina and Development Site

Marina ID-SE Marina and Development Site: SM Marina#89



Marina and uplands sold together, or separate

Confidential Prime Successful SE Marina
with Expansion and Development Upside.

Marina price: \$12mm

Vacant Uplands: \$4mm

Owner Financing Possible

Not actual photos due to confidentiality



George Ash
Marina Investment & Marketing Adviser

SIMPLY MARINAS
4000 Ponce De Leon Blvd, Suite 470
Coral Gables, FL 33146
ash1@simplymarinas.com | 352-262-5784
www.simplymarinas.com

A. "Michelle" Ash, MBA, Ph.D Broker

SIMPLY MARINAS
4000 Ponce De Leon Blvd, Suite 470
Coral Gables, FL 33146
ash1@simplymarinas.com | 305-439-9581
www.simplymarinas.com



Property Overview



Investment Highlights

- At current, the marina has dockage in excess of 7,000' linear feet, much of it side-tie dockage. The marina maintains strong occupancy, with many boats in excess of 65' for an average occupancy of approximately 70 boats
- All together, between the submerged and dry land, the property is permitted to store up to 270 boats. The current owner has plans to reconfigure the marina and build 140 slips on floating docks plus rack storage for 128 boats.
- Residential uplands & marina can be sold separately
- Approximately 16.5+/- Total Acres: 9+/- (marina); 4+/- (vacant upland); 1.7+/- (currently rented NNN ground-lease); 1.8+/- (vacant acres lots across the street)
- Credible NNN waterfront restaurant tenant
- Undeveloped waterfront acreage was entitled for 40 Single Family & 18 Multifamily units. PUD expired
- Prior ownership envisioned 188 hotel rooms on the marina site upland parcel
- Significant marina upside: wet slip expansion and rack storage building
- Significant residential or hotel development upside



The Opportunity : This is an incredible opportunity to acquire the rare assemblage of a successful full service marina with expansion upside (grandfathered in for additional slips). Waterfront uplands were previously entitled for residential development.

Not actual photos due to confidentiality

CONTACT INFORMATION

For more information please contact:

George Ash
Marina Investment & Marketing Adviser

SIMPLY MARINAS
4000 Ponce De Leon Blvd, Suite 470
Coral Gables, FL 33146
ash1@simplymarinas.com | 352-262-5784
www.simplymarinas.com

A. "Michelle" Ash, MBA, Ph.D Broker

SIMPLY MARINAS
4000 Ponce De Leon Blvd, Suite 470
Coral Gables, FL 33146
ash1@simplymarinas.com | 305-439-9581
www.simplymarinas.com



The information contained herein was lawfully obtained from sources we consider reliable. Simply Marinas is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.