



Yacht Haven Marina and Development Site Marathon Key, Florida

Florida Keys New Construction Marina + Development Upside – Unpriced

Rare opportunity to acquire this pristine, new-construction marina, strategically located in the highly desirable SE Florida boating market. There is historically, and will continue to be significant demand for boat storage in this market. New-construction marinas are extremely rare in this market, as barriers to entry for marina developments are difficult to overcome.

For more information please contact:

George Ash
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SM Marina Marketplace Offerings: For NDA: george.ash@simplymarinas.com

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Property Aerial



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.



Property Overview

Investment Highlights



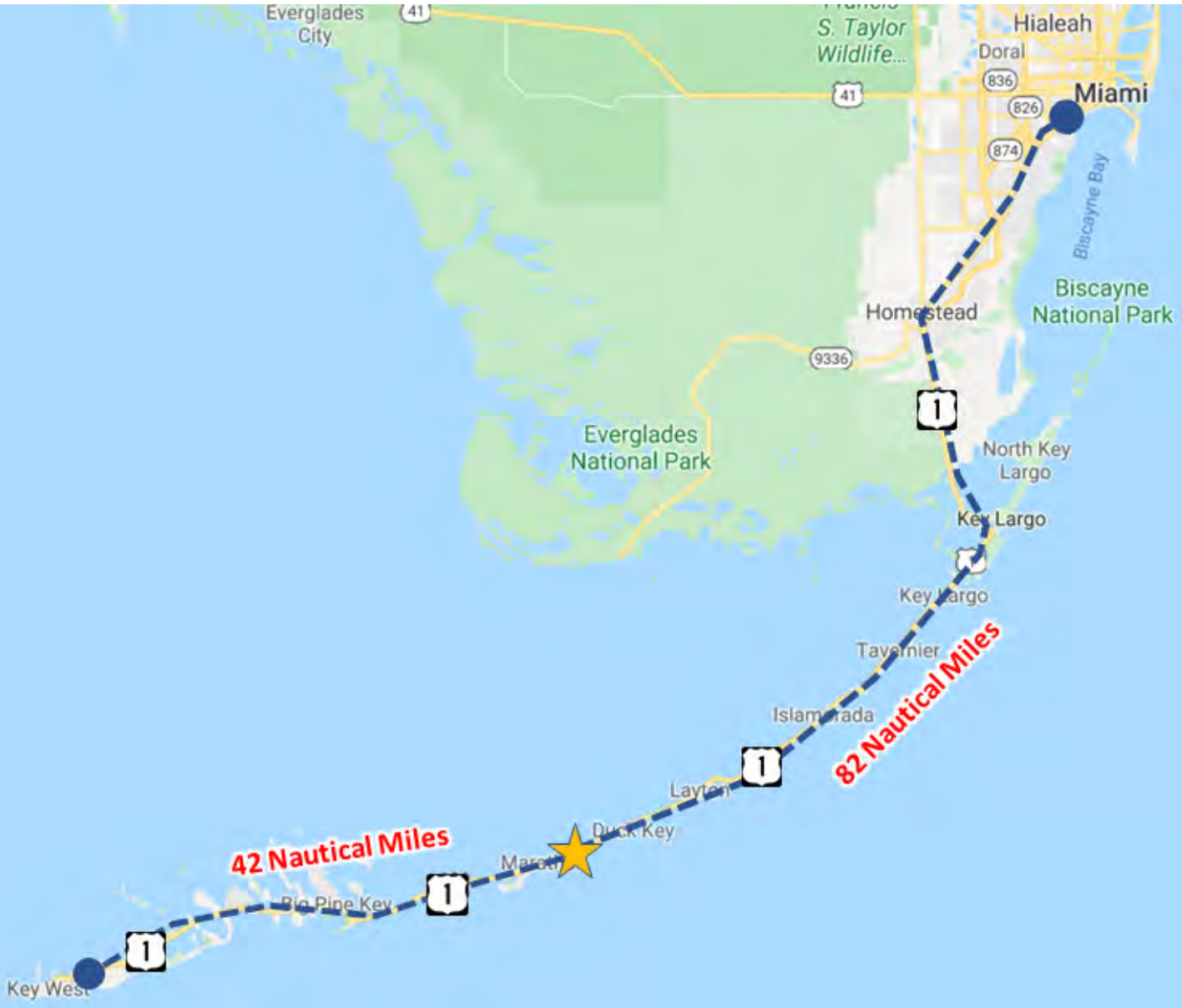
- ✓ 20+/- slips at 60' to 120'
- ✓ All new bulkheads, pilings & Trex docks, electrical, water, sewer
- ✓ Ocean side of US-1
- ✓ Protective basin
- ✓ Unrestricted ocean access
- ✓ 1.1 +/- acres Upland & submerged
- ✓ 2 miles away from Florida Keys/Marathon International Airport
- ✓ Convenient location central to the commercial area.
- ✓ Pump-out at each slip



Upside: This is your chance to acquire a ready-to-run marina with significant upside to suit your vision. Upland is ready for improvements to suit a new owner's vision (club-house, office, pool, restaurant, living quarters, etc.). Perfect for a high-end RV/marina resort, exclusive yacht club, boat hotel business. Located adjacent to the Florida Keys Country Club. Club ownership has a reported \$100mm plan to develop the site into an upscale resort, with a hotel and vacation condos. The Florida Keys Country Club is currently a tennis and golf club.



Map Overview





Property Photos



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