



## Nettles Island Marina - Jensen Beach, Florida \$2,995,000

### Streamlined marina operation in a prime location

Located in one of the Nation's most desirable regions for marina acquisitions. The income is primarily derived from slip rental and long-term commercial tenant leases in the marina's retail strip center. This facility can successfully be managed by a single owner/operator, or an absentee owner with one or two employees.

For more information please contact

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## Property Overview

### Investment Highlights



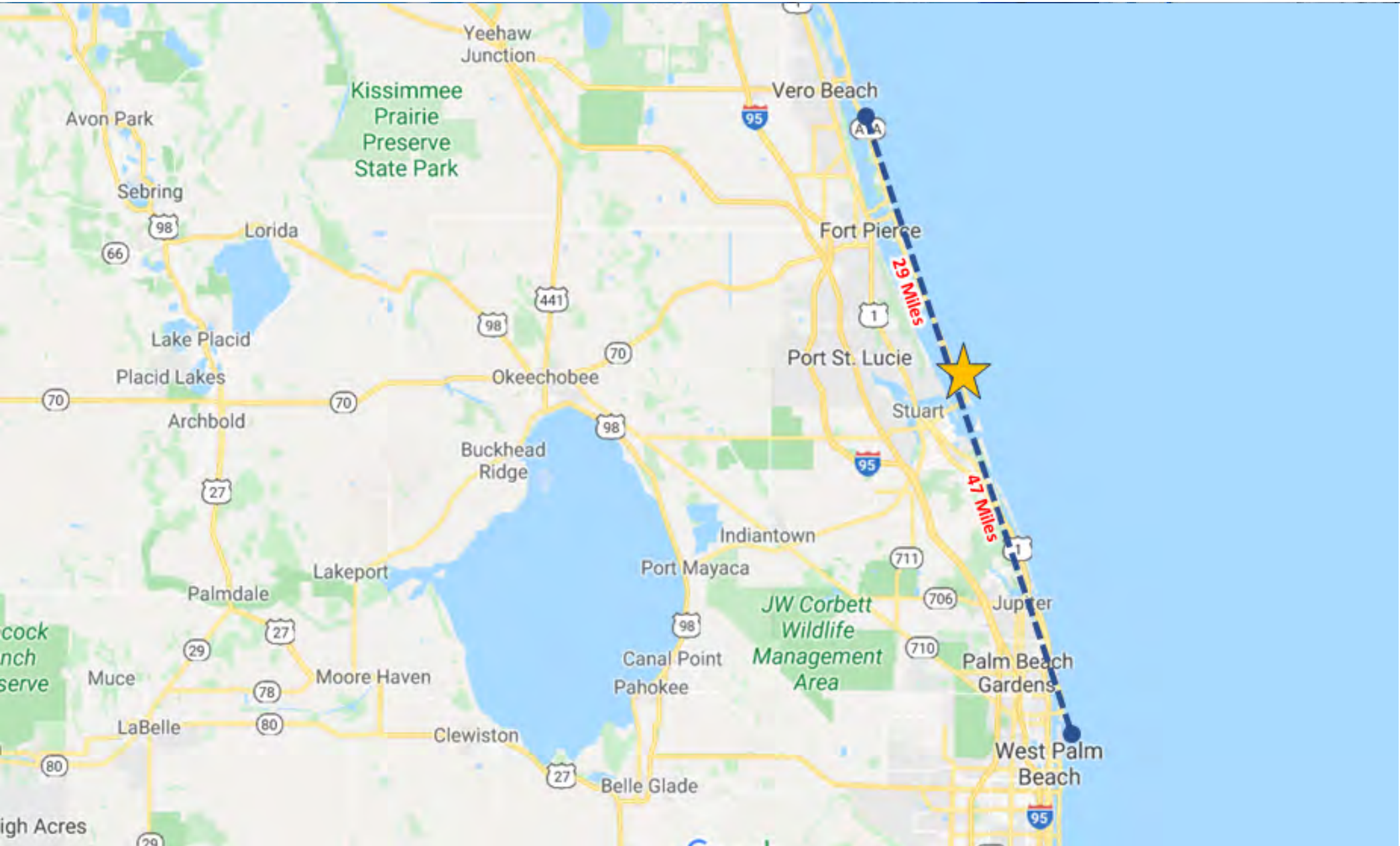
- ✓ Highly desirable SE FL location
- ✓ DEP Clean Marina
- ✓ Trailered storage for up to 22 boats
- ✓ 77 +/- Wet slips with an average boat size of 40' - 60'
- ✓ Deep water approach just off the ICW
- ✓ In-place retail, office, and restaurant tenants
- ✓ Mini-storage building



**The Opportunity:** This turnkey business maintains consistently strong, profitable cash flow. The facility has been family owned and operated since the 1980's. New, motivated marina ownership can easily generate additional slip rental revenue and utilize the fee-simple upland to generate additional lease income. There is also upside in introducing owner-operated auxiliary businesses such as boat brokerage/ dealership, fuel sales, and other synergistic retail outlets.



# Map Overview







# Property Photos



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