



## Successful Midwest Marina \$1,200,000

Located on a scenic section of Illinois  
River near Chicago

In addition to primary income from wet and dry storage, this full service marina has multiple income sources including boat sales, boat & engine repairs, parts sales, winterizing & shrink-wrapping, bottom cleaning, bottom painting, and retail tenants. The land, building, docks and equipment county assessed value is north of \$1.6mm. Replacement cost to rebuild is around \$5mm. The marina is established with a good customer base.

For more information please contact:

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Marina Investment & Marketing Adviser

**SIMPLY MARINAS**  
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**Local Broker of Record:**

**Inland Real Estate  
Commercial Brokerage, Inc.**  
2901 Butterfield Road  
Oak Brook, IL 60523





## Property Overview

### Investment Highlights



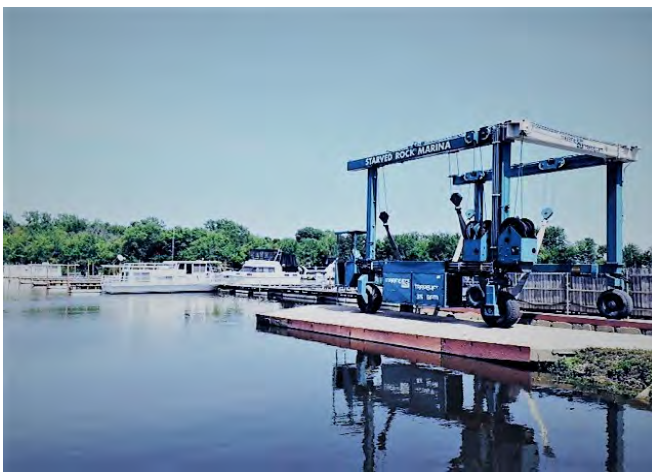
- ✓ 100 dry storage spaces | 230 wet slips
- ✓ 41+/- acres fee-simple
- ✓ Adjacent vacant acreage available
- ✓ 35 & 25 ton Travelifts
- ✓ Hydraulic yard trailer
- ✓ Fuel dock, 4,000 gal gasoline tank, 2,000 gal diesel tank
- ✓ Multiple long-term leases to commercial tenants



**The Opportunity:** Owners are retiring and have not invested in active marketing and improvements. Adding an active boat dealership would increase slip occupancy and service revenue. A new owner can also benefit from adding a few amenities to realize a higher value and upside such as: a swimming pool and, a small water park feature for kids, in and out rack storage service for runabouts, outside patio bar at the waterfront, additional floating villas for purchase, and RV park, or Glamping site.



## Property Photos



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