



Apostle Islands Marina Bayfield, WI Un-priced

This is a rare opportunity to acquire a profitable full service marina business in an idyllic setting.

Apostle Islands Marina has built an excellent reputation for customer service. The facility offers wet slips as well as winter storage and haul-out service, complete service and repair, fuel and pump-out service, and the areas best marine parts and accessories store.

For more information please contact:

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Leased Area Approximate Outline

Red Outline - City of Bayfield Marina Leased Area - Dock Office, Wet Slips, Winter Dry Storage

Yellow Outline - Private Owner Leased Area - Ships Store, Office, Service Center





Highlights and Upside

Business Highlights



- ✓ 142+/- wet slips | consistently high occupancy | seasonal and transient
- ✓ Winter/dry storage space for approximately 100 boats
- ✓ Fuel dock, pump-out service and adjacent dock office with sundries and ice
- ✓ Haul-out service | 35 ton Marine Travelift | 12 ton Marine Travelift yard trailer | 19 ton boom truck for mast work and off-site construction work
- ✓ Service department offering rigging, electrical, engine, lower units, fiberglass, and mast work
- ✓ Prime location walking distance to the local grocery store, restaurants, bars, shops, waterfront parks and picnic areas
- ✓ Scribble point of sales system with multiple stations and supporting retail and marina management software
- ✓ Best marine store in the area, carrying one of the largest marine parts inventories in the area as well as nautical gifts and accessories
- ✓ Dependably profitable business with consistent cash flow
FF&E replacement cost is well in excess of \$500,000
- ✓ The marina surroundings are a focal point for area tourism
- ✓ The entirety of the marina operation is situated on a combination of City and private leasehold property



Upside:

- Identify an additional upland parcel to purchase or rent and introduce an enclosed, heated storage barn for winter storage and service
- Introduce boat brokerage
- Add boat, kayak, canoe and SUP rentals
- Add guided tour and fishing services



Apostle Islands Marina Aerial



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