



# Flag Harbor Marine Service & Boatyard

1565 Flag Harbor Blvd, St Leonard, MD 20685

Price: \$1,090,000

## Marina Overview

This is a unique opportunity to purchase Flag Harbor Marine Service, a long-running, profitable full service boatyard in an idyllic setting on the western shore of the Chesapeake Bay. This long-running, full service boatyard, offers steady income, potential upside, access to a built-in, captive customer base and a growing community of recreational boaters.

**Approximate  
Boundaries**

Flag Harbor Marine  
Service & Boatyard



For more information please contact:

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## Property Overview

### Investment Highlights



- ✓ Consistent income producer
- ✓ In operation since the 1980's
- ✓ Current yard storage capacity for approximately 75 boats
  - Excess land for yard storage expansion
- ✓ 17 slips (part of the neighboring 168 slip Flag Harbor Yacht Haven dockominium)
  - Slips fully redone in 2014 (outer pilings, docks, electric, water)
  - Estimated total slip resale value is \$250,000
- ✓ Trailered boat storage
- ✓ 9 +/- acres fee simple
- ✓ Full service and DIY boatyard
- ✓ Haul-out capacity for boats up to 45'
- ✓ 20-Ton travel lift/boat lift
  - Lift well is 16.5' wide
- ✓ Pump-out
- ✓ Large barn/workshop can accommodate boats up to 40'



**The Upside & The Opportunity:** The approximately 9 acres of upland is owned fee simple. County assessed land value is \$791,900

- Build a marina-view residence on the vacant 1.74+/- acre parcel
- Introduce rack storage
- Add boat lifts to the 17 slips to increase slip rental rates
- Introduce boat brokerage
- Start marketing and advertising. The current operator doesn't conduct any advertising or marketing.

Not actual photos due to confidentiality





## Marina Slips Annotated



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## Property Photos



Lift Well and Sheds



Boat in Barn



# CONTACT INFORMATION



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