

Flag Harbor Marine Service & Boatyard

1565 Flag Harbor Blvd, St Leonard, MD 20685

to the state of the state of the

AN VACUE OF CONTRACTOR DEFENSION OF Price: \$1,090,000

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.



Service & Boatyard



1112177

For more information please contact:

George Ash Marina Investment & Marketing Adviser SIMPLY MARINAS 4000 Ponce De Leon Blvd, Suite 470 Coral Gables, FL 33146 ash1@simplymarinas.com | 352-262-5784

@cWU``6fc_Yf`cZ`FYWtfX F]W '@Y]dc`X A] YghcbY 7ca a YfV)U FYU hm (\$% GHUf F ci hY F X 9 hcbž A 8 & & &



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

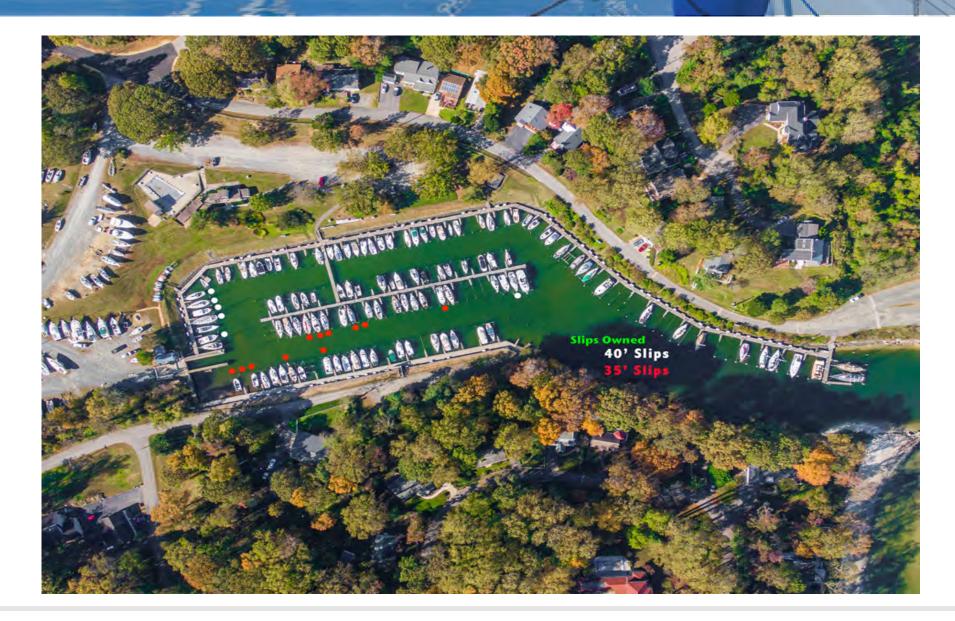
Lift well is 16.5' wide

- 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.









Lift Well and Sheds

Boat in Barn







CONTACT INFORMATION



For more information please contact:

George Ash Marina Investment & Marketing Adviser

SIMPLY MARINAS 4000 Ponce De Leon Blvd, Suite 470 Coral Gables, FL 33146 ash1@simplymarinas.com | 352-262-5784

@cVW``6fc_Yf`cZ`FYV&fX F]W_`@Y]dc`X A]`YghcbY`7ca a YfVJU``FYU`hm (\$%`GhUf`Fci hY`FX 9`_hcbž`A 8`&% &&