



## Full Service Marina & Campground Champlain Boatworks

4013 U.S. 9, Plattsburgh, NY 12901

Price: \$3,900,000.00



### Full Service Marina with Upside

Marina permitted for 230 slips & 113 moorings

Waterfront RV park

Fuel Dock

Newly renovated restaurant

Convenience store/  
boat rental

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

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

Local Broker of Record:  
Janell Vanegas  
Venture Brokerage Group  
2815 Monroe Avenue  
Rochester, New York 14618  
585.615.1102  
janell@venturebrokeragegroup.com





## Confidentiality And Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Simply Marinas and Venture Brokerage Group and should not be made available to any other person or entity without the written consent of Simply Marinas and Venture Brokerage Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Simply Marinas and Venture Brokerage Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The Owner, Simply Marinas and Venture Brokerage Group expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase this marina and/or to terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to purchase these marinas unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner and any conditions to the owner's obligations thereunder have been satisfied or waived.

By receipt of the Brochure, you agree that this Brochure and its contents are of a confidential nature, that you will hold and treat in the strictest confidence, and that you will not disclose this Brochure or any of its contents to any other entity without the prior written authorization of the owner nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of Simply Marinas, Venture Brokerage Group, and the Owner.

The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein. Photocopying or other duplication is not authorized.

**THERE SHALL BE NO UNACCOMPANIED VISITS TO THE PROPERTIES.**





## Property Overview

### Offering Summary



The marina is located on 42 pristine acres. There is an additionally available single family residence (not figured into the asking price of this offering). With a total of 42 acres, there is plenty of excess land for RV park expansion.

The entire property is currently under three NNN leases. The primary tenant operates the marina, RV park, dealership/service center, and ships store. This primary tenant may be willing to relinquish control of the marina and RV park, should a new property owner want to operate the marina and RV park themselves. In addition to the primary tenant, there is a restaurant tenant and a convenience store/boat rental tenant.

The full service marina offers a protective cove, permitted for 230 slips and 113 moorings. The operators currently deploys approximately 150 slips and 70 moorings. The waterfront RV park currently has 18 pads with electric, sewer and water. With a total of 42 acres, there is plenty of excess land for RV park expansion. Improvements include 18 RV pads, 3 indoor winter storage buildings, ample space for outdoor winter storage, one 3-bay service building, one heated 4-bay service building/parts department, 2 retail/office buildings with street frontage (one currently used as marina office and ships store and one occupied by a boat rental/grocery store tenant), boat and motor dealership, and a newly renovated waterfront restaurant (tenant in-place).





## Property Overview

### Investment Highlights



- ✓ **Protective cove marina, permitted for 230 slips and 113 moorings**
  - Ownership currently deploys approximately 150 (full occupancy) slips and 70 moorings.
  - A majority of the slips are lease for the full season and paid up by March prior to the season start.
  - Fuel dock
  - Pump-out
  - Wifi access throughout the docks
  - Bathroom, shower and laundry facilities
- ✓ **Waterfront RV park**
  - 18 pads with electric, sewer and water hookups
  - Plenty of excess land for RV park expansion
- ✓ 42+/- acres of upland
- ✓ Public sewer, electric and well water
- ✓ Good exposure and visibility from US Route 9
- ✓ Dealership and service center
- ✓ Newly renovated restaurant (tenant in-place)
- ✓ Convenience store/boat rental tenant in-place (building adjacent to the RV park)
- ✓ There is an additionally available single family residence (not figured into the asking price of this offering).





## Property Overview

### Upside & Opportunity



An owner can benefit from the following as a means of increasing revenue:

- ✓ RV park expansion – there is plenty of excess vacant land
- ✓ Deploy and stabilize the total allotment of 230 slips and 113 moorings
- ✓ Operate a boat rental fleet
- ✓ Introduce a lodging component (cabins/tiny homes)
- ✓ Multifamily residential development



# 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

Michelle Ash  
Marina Investment & Marketing Adviser

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

Local Broker of Record:  
Janell Vanegas  
Venture Brokerage Group  
2815 Monroe Avenue  
Rochester, New York 14618  
585.615.1102  
janell@venturebrokeragegroup.com