



Confidential Long Island NY
Full Service Marina - ID SM 77
Price: \$12,500,000.00

Full Service Marina with Upside

Successful, long-running full service marina on Long Island, within one hour of Manhattan, Queens and Brooklyn.



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.

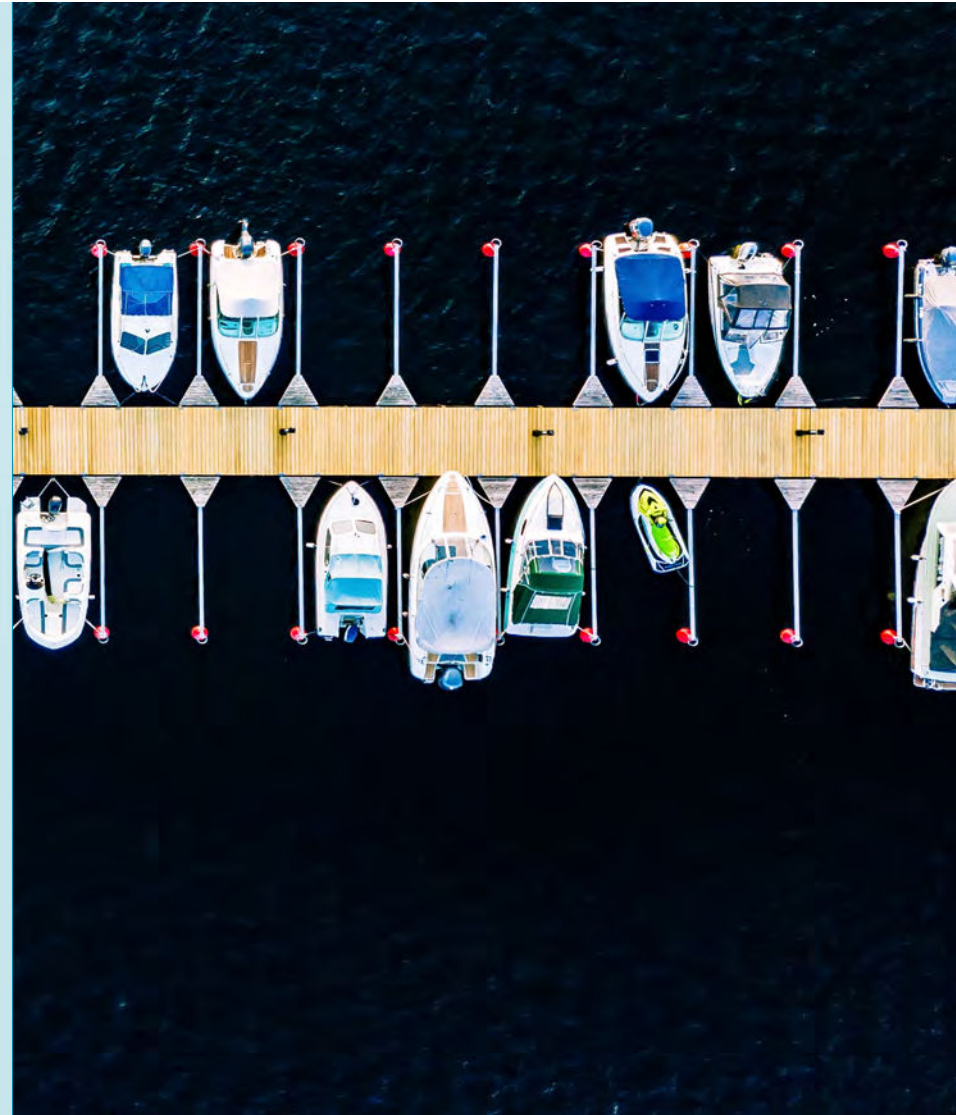


Property Overview

Offering Summary



This is a rare opportunity to acquire a successful, long-running full service marina, adjacent to a major MSA. Sitting on 4+/- fee simple acres in one of the United States' most densely populated regions, the facility boasts 250+/- floating slips and land-side winter storage for over 200 boats. The business offers a long-running, robust wholesale parts department with a busy service and repair component, along with a boat and motor dealership. The facility is also home to a popular fuel dock/bait & tackle shop. The fuel dock/bait & tackle shop is currently operated by a third-party tenant.





Property Office



Investment Highlights



- ✓ 4+/- Dry acres – fee simple
- ✓ Proximity to a major Eastern Seaboard MSA
- ✓ 250+/- Slips
 - All well maintained floating docks w/ water and electric
 - Large slips have 30-amp service
 - Consistently full occupancy
- ✓ Land-side boat storage for over 200 boats
 - Consistently full occupancy
- ✓ Gross income is around \$9mm
- ✓ Large parts department (mostly dealing in wholesale) Boat and Motor Dealership
 - Indoor/outdoor showroom
- ✓ Gas and Diesel Fuel Dock with Bait/Tackle Shop
 - Third-party tenant in-place





Property Overview



Upside & Opportunity

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

- ✓ High land value with future development potential
- ✓ Consistently at 100% occupancy with a wait-list
- ✓ Introduce a boat rental fleet

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