



## Confidential Maryland Wet Slip Marina – Marina ID: SM42 Un-Priced



Wet Slips Marina with Lifts at full occupancy

Plus vacant land for adding boat  
storage and repair service.

An Exclusive Listing of Simply Marinas:

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# Offering Memorandum

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### The Marina



- ✓ All revenue is derived from slip rental
- ✓ Perfect set up for passive investment / absentee ownership
- ✓ Docks and bulkhead are in impeccable condition
- ✓ 78 wet slips
  - All slips are outfitted with boat lifts
  - Currently and historically at full occupancy
- ✓ 6 additional slips are on the T-head
- ✓ Owner can possibly continue to manage the marina if needed in the short term
- ✓ The marina has a “Clean Marina” designation





## Property Overview



### On-Site Residence

**The residence is in impeccable condition and was added by current owners several years ago and includes:**

- ✓ **The 2,500sf+/- house**
- ✓ **The house is currently occupied by the owner**
- ✓ **It offers gorgeous 360-degree panoramic water views**
- ✓ **It can be rented around \$3,000/month**
- ✓ **Owner is willing to rent it back for a year or so, if need be**



## Property Overview



### Marina Amenities

- ✓ **Heated pool**
- ✓ **Climate-controlled bathrooms with showers and heated floors**
- ✓ **Cabana room with kitchen and big screen TV**
- ✓ **Covered, outdoor grill area**
- ✓ **Laundry facilities**
- ✓ **Gym**



## Property Overview

### Vacant Land Parcel



- ✓ There is an additional vacant land parcel that sits on 2+/- acres
- ✓ This adjacent parcel has a heated shop/equipment storage building and a Travelift well
- ✓ Before the owners built their house on the marina parcel, the vacant land was operated as a boatyard offering land-side boat storage as well as service and repairs. Zoning allows for this use, should a new owner wish to increase profit centers
- ✓ Owners have a separate business and wanted to maintain a simple marina operation, so they transitioned the business to strictly a slip rental facility
- ✓ The lot has lift well that can accommodate a travel lift or fork lift
- ✓ Approximate land-side boat storage capacity for 110+/- boats
- ✓ Rack storage maybe permitted up to three stories high
- ✓ The property has BMB zoning that allows flexible use

# CONTACT INFORMATION



For more information please contact:

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