



**Confidential Michigan Full Service  
Marina - Marina ID: SM27**

**Price: \$2,500,000**



An Exclusive Listing of Simply Marinas:

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## Property Overview

### Offering Summary



This facility is in a prime, urban location. The offering presents a rare opportunity to acquire a full-service marina, offering covered and uncovered wet slips, heated indoor rack and ground-level storage buildings, and outdoor dry storage for boats up to 60'. The facility also offers full marine service and repair as well as boat dealership/brokerage. The dealership showroom offers major street-frontage. The facility has in-place management and is absentee owned. The improvements are well cared for. Ownership has undertaken a tremendous amount of recent site improvements done in the past few years, including major improvements to the heated rack storage building.





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### Investment Highlights



- ✓ In-place management
- ✓ Boat storage
  - 80+/- wet slips – fixed and floating
  - Inside **heated** storage for approximately 175 boats
    - Heated rack storage with haul/launch service
  - Outdoor land-storage for 150+/- boats
- ✓ Dealer showroom fronting the busy main road
- ✓ Equipment includes: hydraulic trailers, forklifts and a Marine Travellift



## Property Overview

### Upside & Opportunity



- Built-in upside
  - Recent improvements will provide steady future occupancy growth.
- Covered slips are rented at a premium with strong demand. Additional slips can be updated to offer covered or even covered-enclosed boat storage for additional slip rental revenue.
- The facility sits on desirable fee-simple waterfront land and is ideal for future residential development.

# CONTACT INFORMATION



For more information please contact:

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