



Confidential Florida Gulf Coast Marina
Offering ID: SM113

Price: Unpriced (call for pricing guidelines)

- Slip rental facility within a major Florida MSA



For more information please contact:

A. Michelle Ash, Broker
Simply Marinas
ash@simplymarinas.com
Office (305) 390-0397
Mobile (305) 439-9581

George Ash, National Director
Simply Marinas
george.ash@simplymarinas.com
Office (305) 390-0397
Mobile (352) 262-5784



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Property Overview



Offering Overview

This acquisition opportunity offers prospective buyers a rare, completely hands-off, slip rental facility within a major Florida MSA.

Each of the marina's 20 slips is outfitted with a boat lift. The ownership is completely absentee, as there are no other profit centers to oversee. All income is derived from long-term slip rentals, eliminating the need for any on-site staff. There is no bathhouse or lounge to maintain. Beyond the occasional trash removal and slip/grounds maintenance, there is no need for on-site staff. Slips are consistently at 100% occupancy, with little-to-no turnover.

The marina sits on 2.05+/- acres (0.79+/- acres dry and 1.26+/- acres submerged), with both the submerged land and the dry land all owned in fee simple. Owning fee simple submerged land is a unique advantage in Florida, where many marinas operate on Florida State-owned sovereign submerged land leases, which often impose operational limitations on the marina owner. There is ample excess submerged and dry land for possible slip expansion and upland development, pending any necessary entitlements.





Property Overview

Highlights:



- ✓ 2.05+/- gross fee simple acres
 - 0.79+/- acres upland
 - 1.26+/- acres submerged
 - Both submerged and dry land are owned fee simple (no FL State submerged land lease)
- ✓ Docks
 - 20 slips ranging from 30' to 40'
 - Each slip is outfitted with a boat lift, ranging from 13,000lbs to 24,000lbs
 - Total monthly slip rental revenue is approximately \$14,600.00
 - All docks rehabbed 2016/2017
 - Pilings were rehabbed or replaced where needed
 - All decking was replaced
 - All electric, water and power outlets were replaced
 - Lifts are new as of 2017/2018
- ✓ Gated access to lot/marina
- ✓ Surveillance camera system in place
- ✓ Approximately 387 linear feet of seawall
- ✓ Current rates were introduced May 1st, 2023. Prior rate increase was in 2020
- ✓ Public electric and water
- ✓ Easy access to area grocery stores, restaurants, shopping, and lodging
 - Walking distance to historic Gulfport downtown and waterfront dining
- ✓ Ease of management – only slip rental and no amenities
 - The only expenses are property tax, insurance, maintenance, water and electric



Property Overview

Upside:



- ✓ Expansion
 - Add floating wet slips
 - There is ample excess submerged land for possible wet slip expansion, pending any necessary entitlements
 - Add floating jet ski ports
- ✓ Incremental rate increases
 - The marina is consistently at full occupancy



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