



Maryland Full Service Marina Confidential MD Marina - Offering ID: SM417

Price: Unpriced - Call Brokerage Team for Pricing Guidelines

Full-service marina, on a park-like setting in one of the Chesapeake Bay's most popular boating destinations. Vast majority of income is derived from slip rental and third-party commercial tenant rent.

An exclusive listing of Simply Marina and Milestone Commercial Real Estate:



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THERE SHALL BE NO UNACCOMPANIED VISITS TO THE PROPERTIES.



Property Overview

Offering Overview



This is a rare opportunity to acquire a successful, long-running full-service marina in Maryland. This popular Chesapeake Bay boating location offers convenient highway access to major cities.

The facility sits on 10+/- park-like acres. There are Over 240 fixed wooden docks for boats ranging from 25' – 70', as well as dry boat storage for over 200 boats. Amenities offered at the marina include a swimming pool, bathrooms/showers, laundry, captain's lounge, picnic areas, WiFi, and pumpout connects throughout the docks. There is an office/retail building, a large residential home, a multiple-bayservice and repair building, and a boat parts building.

The service and repair business, as well as the dry storage yard and haul/launch are operated by a reputable third-party commercial tenant.

Under the current business model, the vast majority of income at the marina is derived from boat storage leases and third-party commercial tenant leases, making it feasible for absentee ownership.





Property Overview



Highlights:

- ✓ Management in-place
- ✓ Vast majority of revenue is derived from boat storage and third-party commercial tenants
- ✓ Over 240 Fixed Wooden Slips
 - Each slip has individually metered electric
- ✓ 200+/- boat capacity dry storage yard
- ✓ Dry yard storage, haul/launch, and service and repair are operated by a reputable third-party commercial tenant
- ✓ Site area is approximately 10 acres
- ✓ Office/retail building
- ✓ Multi-bay service and repair building
- ✓ Repair/Parts
- ✓ Large Residence – Completely renovated in 2010
- ✓ Fuel Dock
- ✓ Various major yard equipment
- ✓ Boat rental fleet
- ✓ Amenities
 - Pool
 - Poolside bar
 - Bathrooms/showers
 - Laundry
 - Captain's lounge
 - Picnic areas and dock walk areas
 - WiFi
 - Pumpout
 - Security gate



CONTACT INFORMATION



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