



Confidential Florida Rack Storage and Full-Service Marina - Offering ID SMFL48

Price: \$10,500,000

Simply Marinas is please to exclusively offer this is a rare opportunity to acquire a full-service rack storage marina in one of Florida's most popular boating destinations.



An Exclusive Listing of Simply Marinas  
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Potential buyers should be aware that the Marina is being sold in an "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the marina and all improvements thereon, either independently or through agents of the buyer's choosing.

The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein.

If, after reviewing this Brochure, you have no further interest in purchasing these properties at this time, kindly return this Brochure to Broker at your earliest possible convenience. Photocopying or other duplication is not authorized.

**THERE SHALL BE NO UNACCOMPANIED VISITS TO THE PROPERTIES.**





## Offering Overview

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This is a rare opportunity to acquire a full-service rack storage marina in one of Florida's most popular boating destinations.

The Marina stands out as an attractive marina due to its prime location, full range of services, vibrant community, and secure facilities. These features collectively make it an appealing destination for boaters seeking convenience, comfort, and a welcoming atmosphere.

The Marina offers dry storage on racks and blocks for approximately 180 boats. In addition to boat storage, the marina offers a comprehensive range of high-quality services, including maintenance and repairs, and engine and parts sales, and fuel sales.





## Offering Highlights

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- Located in one of Florida's most desirable boating markets
- Unrestricted ocean access
- Upland and bay bottom (owned in fee simple)
- Operated as absentee ownership
- Majority of net operating income is from boat storage
- Dry Storage for 180+/ boats in racks and on blocks
- Three forklifts
- Licensed name-brand parts and engines dealer
- Service and repairs department
- Fuel sales
- On-site apartment
- Situated in a fully protected and calm deep water basin







## Offering Upside

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The marina is owned by absentee owners. New management and ownership with marina experience have significant upside to add value.

The location is prime, surrounded by new and forthcoming multifamily developments. This promises further stability and upside for the marina. The real estate alone is in high demand. This adds value to the marina, being that it is owned in fee simple, including the submerged portion.





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