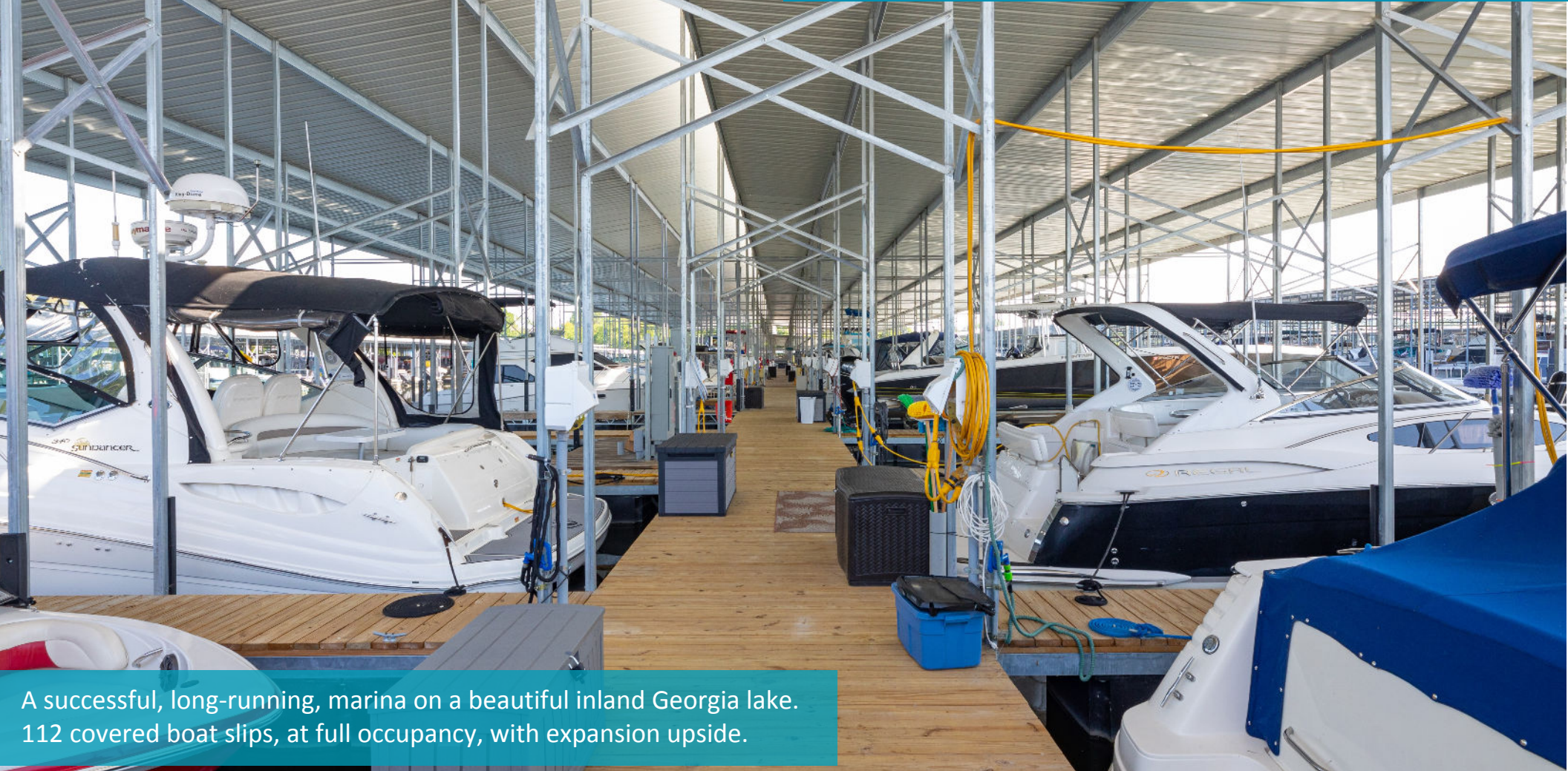




# Confidential Georgia Inland Marina Offering ID: SMGA11



A successful, long-running, marina on a beautiful inland Georgia lake.  
112 covered boat slips, at full occupancy, with expansion upside.

For more information please contact:

Broker of Record:

In Association With:

Cooperating Broker:

Graymeadow, LLC  
Gray Meadow Real Estate Services LLC  
1161 Hearthstone Way  
Athens, GA 30606  
phone: (239) 872-1220  
rdietz@graymeadow.com

Simply Marinas  
4000 Ponce De Leon Blvd, Suite 479  
Coral Gables, FL 33146  
fax: (888) 456-3068  
phone: (305) 439-9581  
ash1@simplymarinas.com

GRAYMEADOW™





## Confidential Georgia Inland Marina Offering ID: SMGA11

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## OVERVIEW



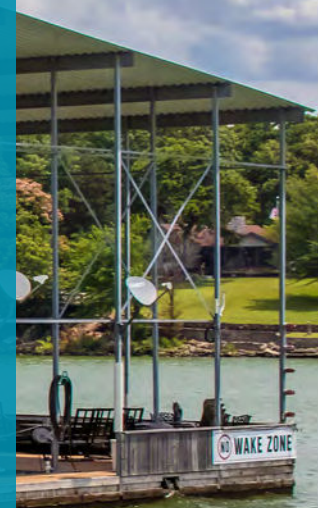
**This is a rare opportunity to acquire a successful, long-running, Georgia inland lake marina within close proximity to major population centers.**

**The 112 covered boat slips are at full occupancy, with a wait list. A new owner can continue to capitalize on diverse profit centers, including covered boat slip rentals, covered single-bay self-service boat storage, outdoor trailered boat storage, a fuel dock, and a restaurant.**

**There is plenty of value-add upside for a new owner to realize, including wet slip expansion with the addition of 60 covered slips awaiting USACE approval (with no new shoreline infrastructure required).**

**All improvements are in great condition, with no deferred maintenance issues. Ownership has recently undertaken a major CapEx overhaul, including newly refurbished docks, and extensive improvements to the grounds and the restaurant building.**

**The marina sits on 472+/- park-like acres of US Army Corps of Engineers (USACE) leasehold land. The facility occupies only 12+/- acres of developed land, leaving 460+/- acres of undeveloped land for future expansion.**





## HIGHLIGHTS



- 130+/- Floating Wet Slips
  - Boat slips have electric, water and Wi-Fi
  - Docks are newly refurbished and in great condition (all encapsulated foam flotation)
- Fuel dock offering ethanol-free gas
- Slips are at full occupancy, with a waitlist
- Slip expansion upside (60 additional slips)
- Beautiful restaurant and ships store building
- Over 400 acres of undeveloped wooded waterfront area for future expansion
- Singles-story, self service, dry boat storage building with repair shop
- Outdoor trailered boat storage yard
- Private boat ramp and bathhouse
- No deferred maintenance
- Operated on government leasehold land



## UPSIDE



There is plenty of value-add upside for a new owner to realize, including wet slip expansion with the addition of 60 covered slips awaiting USACE approval (with no new shoreline infrastructure required). Additional, easily-tapped, value-add opportunities include introducing boat rentals, boat service and repair, short-term vacation rentals in the two existing on-site residences, and expanding the restaurant's operating hours.



# CONTACT INFORMATION

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479, Coral Gables, FL 33146  
phone: (305) 439-9581  
George.Ash@SimplyMarinas.com