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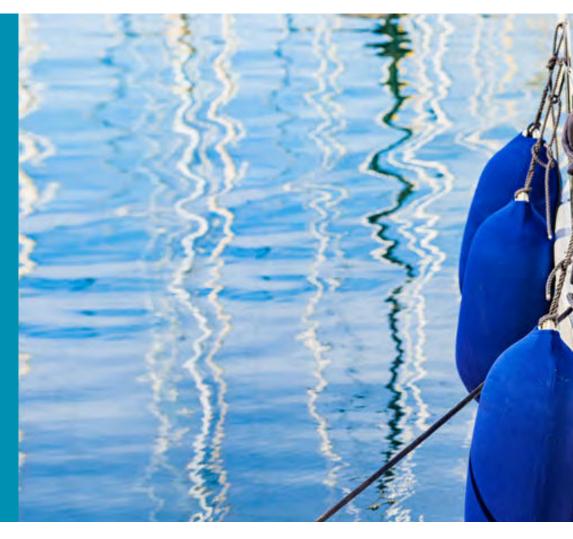
## Offering Overview



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

There are 250+/- wet slips for boats up to 70', as well as dry boat storage for over 200 boats. The marina offers a full suite of resort-style amenities in a beautiful park-like setting. There is an office/retail building, a large residential home, a multiple-bay service and repair building, and a boat parts building.

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





## Highlights:

- Management in-place
- Vast majority of revenue is derived from boat storage and third-party commercial tenants
- **3** 250+/- wet slips₁
  - Each slip has individually metered electric
- 200+/- boat capacity dry storage yard
- ✓ Dry yard storage, haul/launch, and service and repair
- Site area is approximately 10 acres
- Office/retail building
- Multi-bay service and repair building
- √ Repair/Parts

- ✓ Large well appointed, recently renovated residence
- Fuel Dock
- Various major yard equipment
- ✓ Boat rental fleet
- Full suite of amenities



## **CONTACT INFORMATION**



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

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