

# Berger Realty

Since 1928



Berger Realty, Inc.  
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## 1-7 NEW YORK Port Republic, NJ 08241

Asking \$3,999,999.00

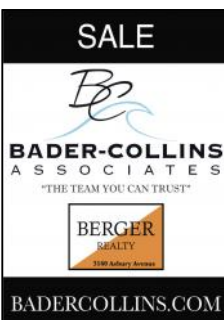


### COMMENTS

Premier Waterfront Marina & Income Powerhouse! Seize this rare opportunity to own a thriving 60 floating slip marina on scenic Nacote Creek, just a 30-minute boat ride to Atlantic City's buzz, Long Beach Island's charm, and delightful waterfront dining! Fully leased with water/electric hookups and an exclusive owner's slip, this 5.2-acre gem across two lots is a cash-flow dream. Anchoring the property is a stunning 2-bed/1-bath home with an attached 1-bed/1-bath apartment (long-term tenant), plus a newly renovated duplex featuring a 1-bed/1-bath unit (long-term tenant) and potential studio for extra income. A 20x40 leased warehouse, two storage outbuildings, and a workshop with ship store add versatility. All buildings boast newer roofs for worry-free ownership. Open April to November with extended monthly rates, the marina shines with loyal seasonal clients, offering winter/summer prep and storage services. The sale includes a 30-ton travel lift, 2021 Kubota backhoe, 4,000-lb Clark forklift, 6-yard trailers, ~250 boat stands, and ~400 keel blocks—everything for a seamless, turnkey operation. With endless income potential, this is your chance to own a waterfront legacy!

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	InteriorFeatures	Basement
Dock/Pier/Slip	11 or More Spaces	440 Volt Electricity	Slab
See Remarks	Off Street	Fire Sprinkler System	
		Hydraulic Lift	
		Living Space Available	
		Restroom	



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