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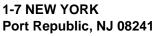


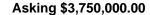














## **COMMENTS**

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 (longterm 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 Dock/Pier/Slip See Remarks

ParkingGarage 11 or More Spaces Off Street

InteriorFeatures 440 Volt Electricity Fire Sprinkler System

Hydraulic Lift Living Space Available

Restroom

Ask for Ildar Baygendhe/Fire Alarm Berger Realty IncStorage
Three Phase Electric
109 E 55th St., Ocean City Ho Calle 609-399-42 Water



**Basement** 

Slab

