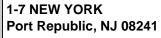




Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com







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

Living Space Available Restroom

Ask for Joyce Mc Marker Fire Alarm
Berger Realty Inc Storage
Three Phase Electric
3160 Asbury Avenue, Ocean City
Howalle 609-399-007 Pater
Galemail to: jmm@beleglerrealty.com

