

# 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               |          |
|                 |                   | Smoke/Fire Alarm       |          |
|                 |                   | Storage                |          |
|                 |                   | Three Phase Electric   |          |
|                 |                   | Water                  |          |
|                 |                   | Gas                    |          |



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