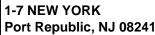




Berger Realty, Inc.
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Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com







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 440 Volt Electricity Fire Sprinkler System

Fire Sprinkler System
Hydraulic Lift
Living Space Available

Restroom

Ask for Matthew **Sader**/Fire Alarm
Berger Realty Inc Storage
Three Phase Electric
3160 Asbury Avenue, Ocean City

Howalle 609-399-007 fater

GaEmail to: mhb@bwegerrealty.com http://www.BADERCOLLINS.com



**Basement** 

Slab