

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	



Ask for Tom Meloni
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