



**312-316 Bay  
Ocean City, NJ 08226**

**Asking \$6,700,000.00**



**COMMENTS**

Premier Marina & Watersports Center – A Rare Coastal Investment Opportunity in Ocean City, NJ! Presenting a once-in-a-lifetime opportunity to own a thriving marina and fully operational watersports center in the heart of Ocean City, New Jersey—America’s Greatest Family Resort. Perfectly positioned on one of the most coveted stretches of the back bay, this turn-key business combines prime real estate, consistent income, and endless potential for growth. This expansive waterfront property offers 31 Jet Ski slips plus 5 Boat Slips and 1 Boat Lift Slip used by Parasailing company, high-visibility retail/office space, and direct access to the open bay. The marina is fully equipped with fuel dock, boat lift, and ample dry storage, catering to both seasonal boaters and transient visitors. The watersports center is a local favorite, with established operations offering jet ski rentals, paddleboards, kayaks, and parasailing adventures—plus a built-in customer base fueled by Ocean City’s booming summer tourism. Key Features: Rare water rights and protected dockage, Fully operational marina with high-capacity boat slips, Profitable, turn-key watersports rental business, Well-maintained facilities with retail frontage and public parking, Unmatched exposure with heavy seasonal and foot traffic, Zoned for commercial marine use with potential for expansion, This is more than just a business—it’s a lifestyle asset with proven income and generational potential. Whether you’re an entrepreneur, investor, or developer, this is your chance to anchor a flagship operation in one of the East Coast’s most vibrant coastal destinations. Jet Ski business (20 Jet Ski’s) is included in the sale price above. Both Piers are 200’ in depth including Grants for Water Rights. North Pier 4’ x 200’ and South Pier is 5’ x 200’ completed overhauled last year. Legally Permitted Fuel Box on premises to fuel the boats and pwc’s.

**PROPERTY DETAILS**

|          |                       |               |                        |
|----------|-----------------------|---------------|------------------------|
| Exterior | OutsideFeatures       | ParkingGarage | InteriorFeatures       |
| Vinyl    | Boat Lift             | 1 to 5 Spaces | 220 Volt Electricity   |
|          | Dock/Pier/Slip        | Off Street    | Display Windows        |
|          | Loading Dock          |               | Living Space Available |
|          | Recreation Facilities |               | Restroom               |
|          | Restrooms             |               | Smoke/Fire Alarm       |
|          | Sign                  |               | Storage                |
|          | Storage Building      |               |                        |
| Basement | Heating               | HotWater      | Water                  |
| Slab     | Electric              | Electric      | Public                 |
|          | Forced Air            | Gas           |                        |
|          | Gas-Natural           |               |                        |

# Berger Realty

• Since 1928 •



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Sewer  
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