

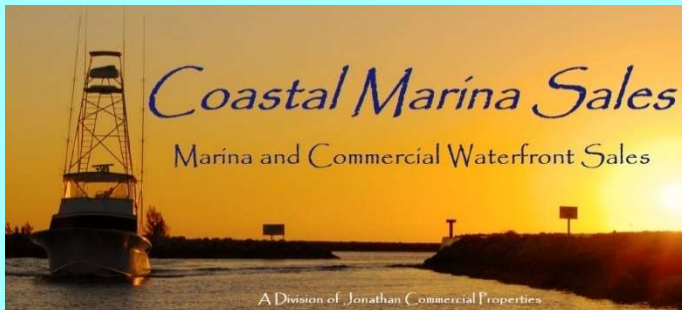
Coastal Marina Sales

Marina For Sale

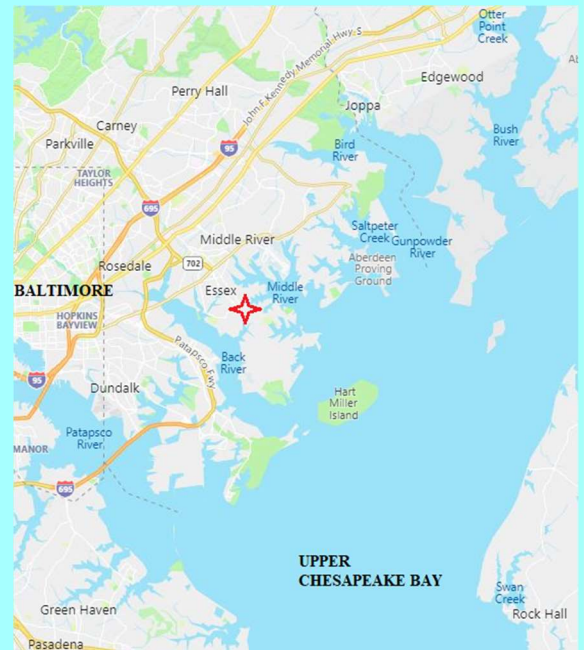
1651 Browns Road, Essex, Maryland

Features

- Located on the Middle River in the Upper Bay
- 7.44 acres with full bulkhead & yard storage
- Dry Storage building of 39,000 SF, expandable
- 34 wet slips servicing yachts up to 45 foot
- 30 ton travel lift, fork lifts and service buildings
- Marine store, boat sales, repairs and rest rooms
- Manager's house, or potential restaurant, on site
- Quick access to the Chesapeake Bay
- Call for price



Location



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SVN – Miller Commercial Real Estate, Salisbury, MD is the Maryland Broker of Record

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PROPERTY AND ASSETS DESCRIPTION

Sunset Harbor Marina 1615 Browns Road Essex, Maryland

7.44 acres with full bulkhead of approx. 600 feet and stabilized storage yard

Approximately 250 feet of the bulkhead has a newer vinyl bulkhead in place
2017 clear Tier 2 environmental review

Dry storage building of 39,000 square feet, Expandable to approx. 63,000 square feet

180 total racks available inside, 174 racks in use, 8 racks outside for service

Two 80-foot dedicated floating docks for the launch area

Winter Storage for 25-26 additional boats on the inside floor

34 wet slips with 30-amp electrical outlets

12 bulkhead slips for servicing boats up to 40- 45 foot in length,

6 slips have additional 30-amp outlets

11 bulkhead slips for boats up to 35 foot in length

11 slips on T-pier for boats up to 30 foot in length

T-pier has 75-foot length head with 50-amp electrical service

Additional buildings of approximately 18,350 square feet

Building #1 – Steel frame building is approx. 8,000 square feet, mostly open sided

Fiberglass repair tenant leases enclosed front of building and first covered bay

Building #2 – Repair Shop approx. 3,200 sf accommodates forklift for boat repairs

Building #3 – Repair Shop approx. 1,500 sf used for mechanical shop

Building #4 – Marine Store and offices, approx. 3,000 sf with restrooms and one shower combo

Building #5 – Storage Building approx. 1,800 sf, potential to lease offices

House – Approx. 850 sf in good condition for on-site manager, or great location for restaurant

Additional equipment

30 ton open-ended travel lift, 1986

22,000 lb. Wiggins forklift, 2004

20,000 lb. Wiggins forklift, 2000

New Holland tractor

Mobile pump-out system

Parts inventory and small tools

Golf carts - 3



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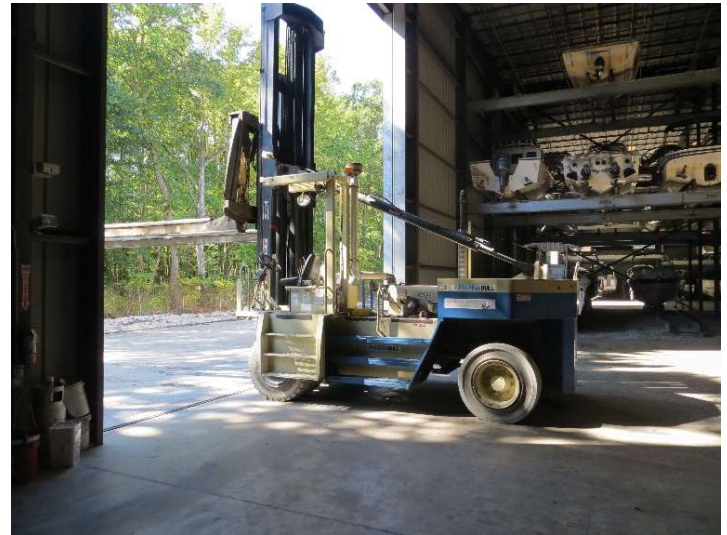


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