

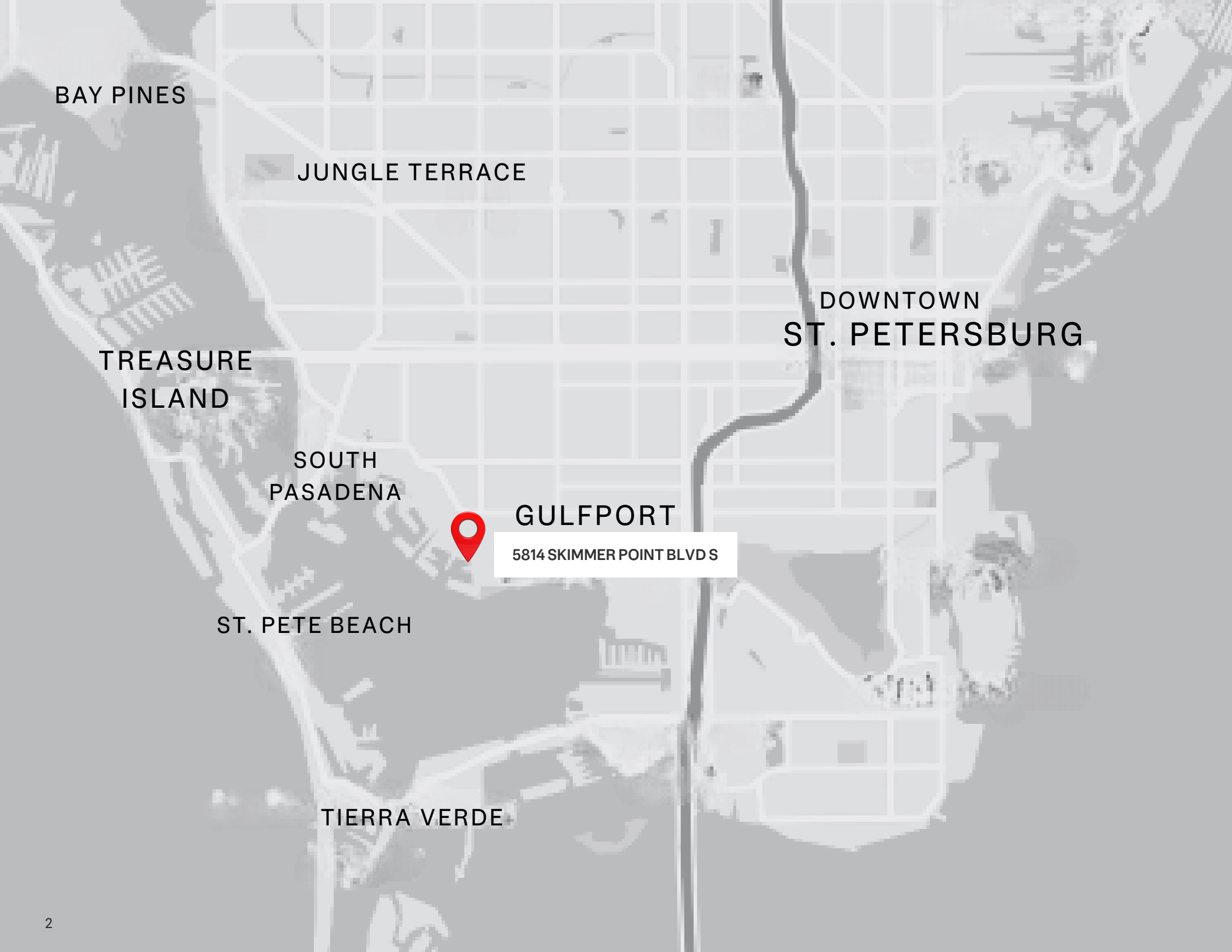


GULFPORT, FL  
Pelican Bay Marina



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## Boutique Marina in Gulfport

5814 SKIMMER POINT BLVD S | GULFPORT, FL

**2.05**

LOT SIZE ACRES

**89,481 sq. ft.**

LOT SIZE SQFT

**20**

BOAT SLIPS

**387'**

WATERFRONTAGE

**13,000 lbs. to 24,000 lbs.**

DOCK LIFT CAPACITY

**\$3,400,000**

OFFERED AT

# Pelican Bay Marina

This is a rare opportunity to acquire a boutique marina asset in Gulfport, Florida. Pelican Bay Marina is located within the highly desirable Skimmer Point community, in the Pasadena Yacht & Country Club neighborhood. Positioned on a quiet intracoastal canal just off Boca Ciega Bay, the property encompasses over two total acres, including approximately one acre of upland, offering both operational functionality and long-term value potential.

The marina features 20 boat slips, each equipped with a lift ranging from 13,000 to 24,000 pounds, accommodating a wide range of vessels and supporting consistent tenant demand. The property includes approximately 387 linear feet of seawall, with public electric and water utilities in place. The site is secured with private 24/7 gated access and an existing surveillance camera system. Currently operating with leases in place, the asset offers immediate income with clear opportunity to increase rents. Occupancy has historically been driven primarily through word-of-mouth, with no formal advertising, presenting a straightforward path to enhance visibility and improve revenue performance.

Pelican Bay Marina also offers ease of ownership and management, as operations are limited to slip rentals only, with no additional amenities. Operating expenses are minimal and primarily limited to property taxes, insurance, maintenance, water, and electric. The marina benefits from a strong built-in customer base due to its cul-de-sac location, adjacency to popular pickleball courts, and proximity to affluent waterfront residences—supporting strong year-round occupancy.

This offering is well-suited for:

- Investors seeking stable marine-based cash flow
- Lifestyle buyers looking to secure private boat storage while generating passive income
- Long-term holders looking to capitalize on the scarcity of well-located marina properties in the Tampa Bay market

Significant upside may exist through the addition of floating wet slips and floating jet ski ports, as the property includes excess submerged land that may support expansion, subject to required entitlements. Additional recreational expansion may also be possible with applicable city/county/HOA approvals.

Pelican Bay Marina is conveniently located just minutes from historic downtown Gulfport and the waterfront, with easy access to grocery stores, restaurants, shopping, lodging, and dining.

# Key Facts

- 1 Rare Boutique Marina Asset**  
20 lift-equipped slips (13,000–24,000 lb capacity) in the Pasadena Yacht & Country Club submarket.
- 2 Premier Location**  
Located in Skimmer Point on a quiet intracoastal canal just off Boca Ciega Bay, surrounded by affluent waterfront residences.
- 3 Waterfront Infrastructure in Place**  
±387 linear feet of seawall with public electric and water utilities servicing the slips.
- 4 Secure, Low-Management Operations**  
24/7 gated access and surveillance system. Slip-rental-only model with no additional amenities, simplifying ownership.
- 5 In-Place Income with Rental Upside**  
Existing leases provide immediate cash flow, leaving upside to the cash flow.
- 6 Limited Operating Expenses**  
Primary expenses include property tax, insurance, maintenance, water, and electric.
- 7 Expansion Potential**  
Excess submerged land may support the addition of floating wet slips and jet ski ports, subject to entitlements. Possible recreational expansion with city/county/HOA approvals.
- 8 Lifestyle & Demand Drivers**  
Cul-de-sac location adjacent to popular pickleball courts and minutes from historic downtown Gulfport, dining, shopping, and waterfront attractions.
- 9 Compelling Buyer Profile**  
Well suited for yield-focused investors, lifestyle buyers seeking private boat storage with passive income, or long-term holders capitalizing on marina scarcity in Tampa Bay.





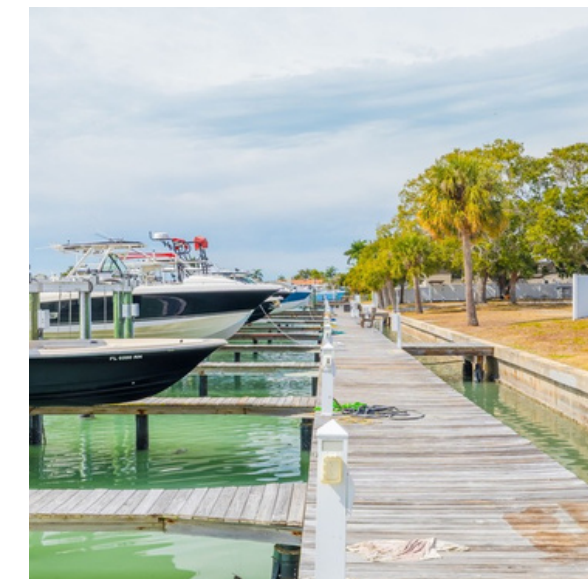
# Highlights

# Exterior Features

- 1 Direct canal frontage
- 2 Protected water access
- 3 Wide turning basin for vessels
- 4 Deep-water access to open bay
- 5 Ample dock spacing between slips
- 6 Cul-de-sac privacy, secure and limited traffic

## Lift Capacity Breakdown:

- Lifts 1-9 13,000 lbs.
- Lifts 10-12 16,000 lbs.
- Lifts 13-19 20,000 lbs.
- Lift 20 - 24,000 lbs.



# Location- Gulfport, FL

Located along the shores of Boca Ciega Bay in southern Pinellas County, Gulfport is a charming waterfront community known for its laid-back coastal character and strong sense of local identity.

With a walkable historic downtown, vibrant arts scene, independent restaurants, and year-round festivals, Gulfport offers a refreshing alternative to larger beach markets while remaining just minutes from St. Pete Beach and downtown St. Petersburg.

Its protected waterways, marina access, and proximity to the Gulf make it especially appealing to boaters and waterfront enthusiasts seeking both lifestyle and long-term value in the Tampa Bay region.



## Gulfport | Florida

This property is situated in the highly desirable Skimmer Point community within the prestigious, gated Pasadena Yacht & Country Club enclave of Gulfport, Florida. This rare marina asset occupies a quiet canal just off Boca Ciega Bay. Walk to vibrant Downtown Gulfport



## Population

# 3,385,153

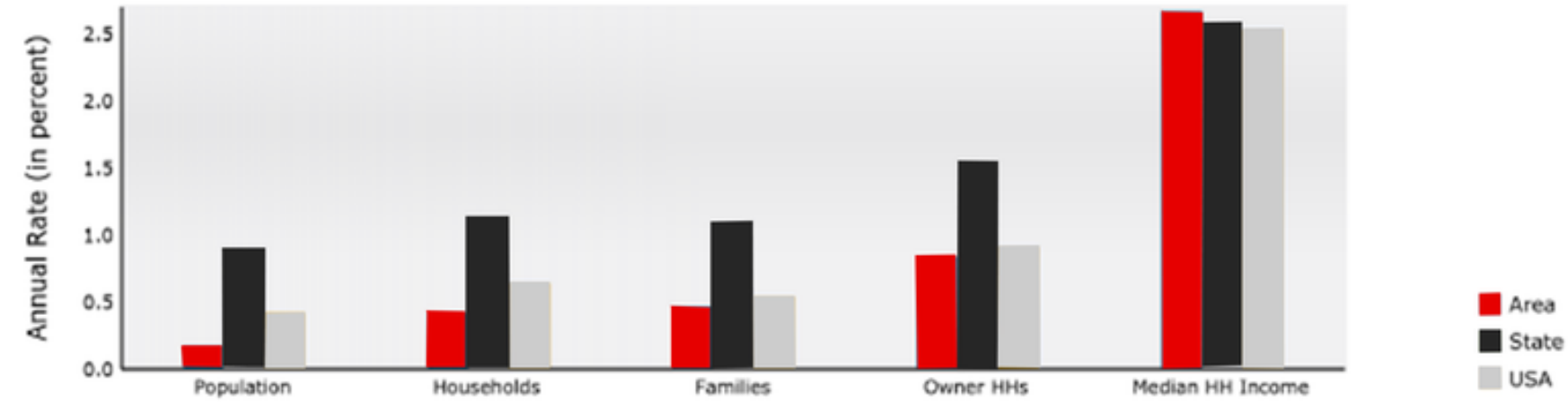
POPULATION OF TAMPA BAY AREA

# 11,645

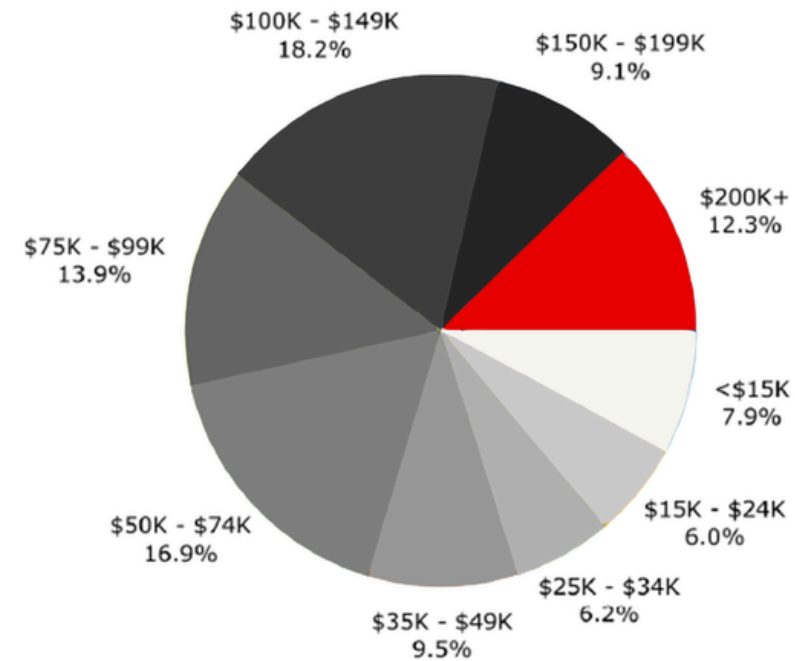
POPULATION OF GULFPORT

# Demographics

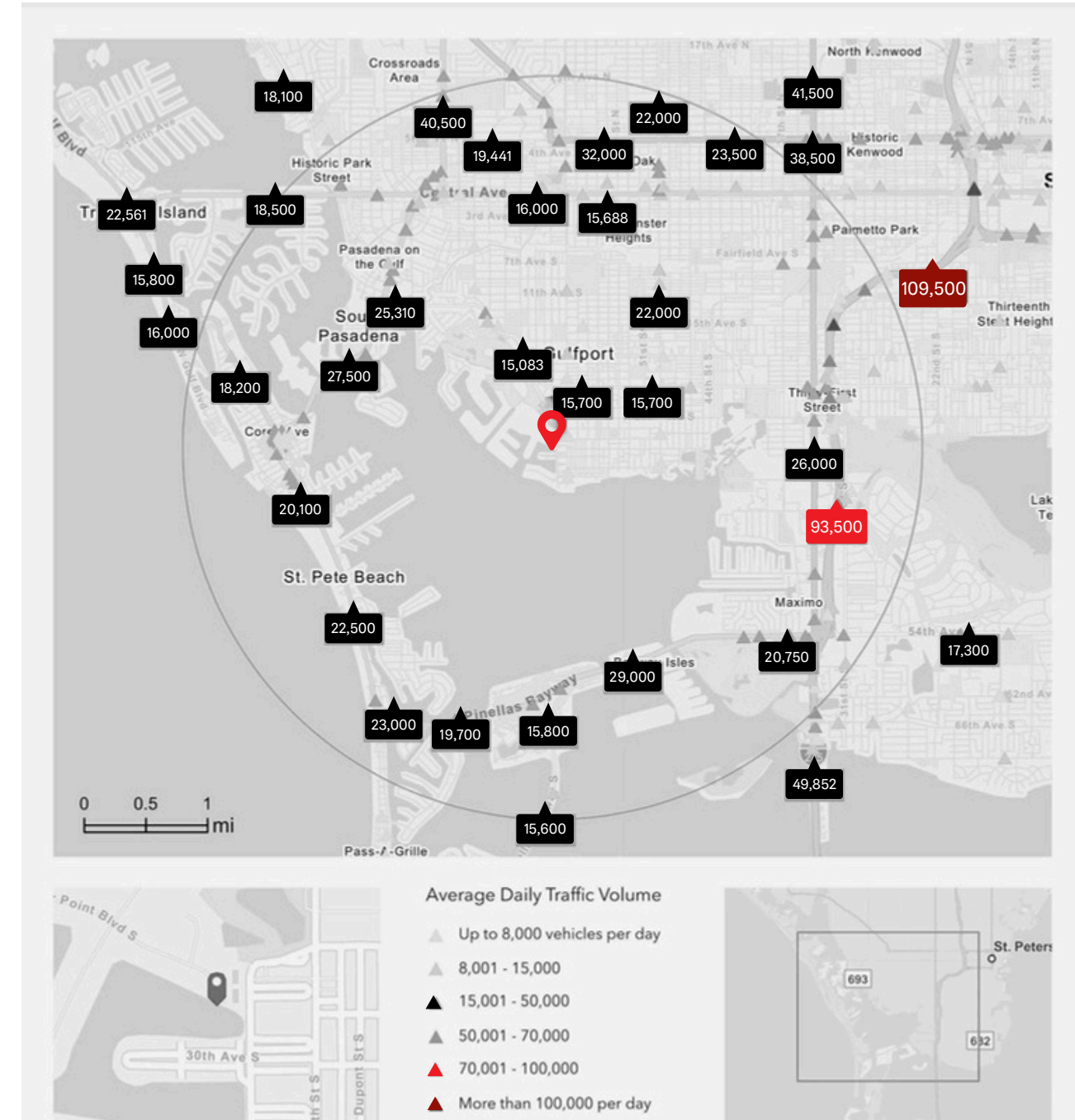
Trends 2025-2030



2025 Household Income



# Traffic Report

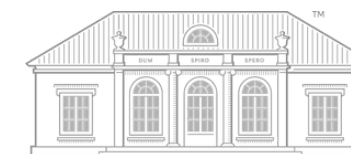




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