

For Sale

Bull River Marina

8005 US Hwy 80 E



AHR
COMMERCIAL

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Available

A rare opportunity to own a well-established, deep-water access marina in a market poised for further growth! Bull River Marina is a locally owned, 70-slip, full-service marina with 6.21 Marshland/upland acres on Savannah's picturesque Bull River.

Bull River Marina is a secure multi-income business that is the only over-the-water marina in Savannah. It includes a ship store, events venue, private tours and excursions, fishing charters, and boat rentals making it one of the largest tourism fleets in the area. Bull River Marina attracts slip tenants and transient boaters from all over the East Coast and as far as the Latin Americas and tropics with an average 80% occupancy rate

Bull River Marina is the most shoreward marina in the area with easy access to the Atlantic Ocean, the ICW, and the Savannah River featuring deep water access from the north or south as well as deep water at the docks. The NNE position of the marina provides shelter from seasonal weather prevailing from the Gulf and tropical islands to the southeast and easy haul-outs to local shipyards whether for storm schedule or maintenance. Marina includes 3,701 feet of combined docks and pier with 3,068 feet of dock space currently in service for transient and annual boaters and is a Certified "Live Aboard" in Georgia as per DNR regulation.



Highlights

- Full-Service Marina
- 70 deep water wet slips
- 3068 linear Dockage-sq ft
- Slips can accommodate vessels up to 110'
- 2,516 sq ft in Retail /office space
- Boat Rentals - 2 new passenger vessels
- Water Taxi Service
- High demand for transient boat slips
- Local marinas are experiencing 95% or better occupancy levels
- 2.6 miles to Intercoastal Waterway
- Secured BIG Grant monies for upgrades
- Robust boating community with a great cruising atmosphere and waterfront destinations
- 8 Minutes to Historic Savannah's many restaurants, hotels, entertainment, and shopping



Location



Bull River Marina is a thriving business located in a prime location between Historic Savannah and Tybee Island. The marina is in the heart of a boating and fishing paradise, surrounded by an outstanding boating community and a cruising atmosphere with abundant waterfront destinations. An estimated 13,000 to 16,000 boaters travel the AIWC, and Savannah/Tybee Island receives 9.7 million annual visitors, making it an ideal destination for those looking for a unique and exciting boating experience. Patrons can easily access grocery stores, pharmacies, restaurants, and all that Savannah and Tybee Island have to offer with a quick Uber ride.

This irreplaceable waterfront property offers consistent cash flow, expansion, and a secured B.I.G. Grant that includes upgrades for specified infrastructure and a 120' dock expansion in an area with growing trends in tourism, recreational boating, and high demand for marina facilities. The real estate and business assets are included in the sale. Bring your marina management expertise to a loyal clientele and region that is growing.



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