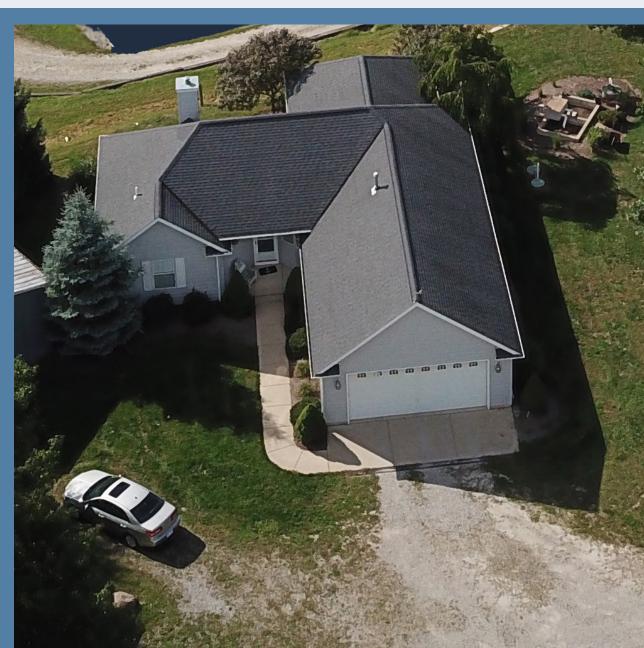


### **OFFERING OVERVIEW**

CBRE, as exclusive advisor, is pleased to present Bulan's Boatyard for sale to qualified investors, offering an opportunity to acquire a highly desirable fully operational marina on 4.44 acres.

- Total boat capacity 90
- Newer built waterfront home with 3 bedrooms and 2 bathrooms (2006)
- Haul out capability
- 62 floating steel docks
- 8-ton boat hoist
- 400' Vermilion Road frontage
- 668' frontage located along the Vermilion River
- Parcel Numbers 1800085000; 1800859000; 1800860000; 1800861000; 1800862000; 1800862500
- Building Size Total 5,217 SF
  Maintenance Building 2,400 SF
  Residential Home/Garage 1,917 SF
  Storage Building 900 SF
- Great development opportunity for: Housing/condo development Rack storage New boat and trailer sales Retail
- Sale price \$695,000



## **DEMOGRAPHIC 5 MILE OVERVIEW**







16,605 POPULATION



\$198,951 AVERAGE HOUSING



4,797 EMPLOYEES



6,744 HOUSEHOLDS





16,750 VPD TRAFFIC COUNT



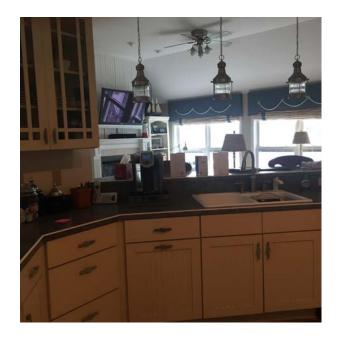
















# HIGHLY DESIRABLE, FULLY OPERATIONAL MARINA WITH 90 BOAT CAPACITY & NEWER WATERFRONT HOME



FOR MORE INFORMATION

# CONTACT

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**CBRE** 

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