

# FOR SALE

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



710 VERMILION ROAD  
VERMILION, OHIO 44089

**CBRE**



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## 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





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# DEMOGRAPHIC 5 MILE OVERVIEW



**\$78,487**  
AVERAGE HH INCOME



**16,605**  
POPULATION



**\$198,951**  
AVERAGE HOUSING  
VALUE



**4,797**  
EMPLOYEES



**6,744**  
HOUSEHOLDS



**47.2**  
MEDIAN AGE



**16,750 VPD**  
TRAFFIC COUNT





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PROPERTY  
LOCATION





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FOR MORE INFORMATION

# CONTACT

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# CBRE

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