



# Key Colony Beach Marina Marina Village Investment Overview

400 Sadowski Causeway, Key Colony Beach, FL 33051



A Marina Village with Restaurant and Shops:  
Key Colony Beach Marina (45 Slips)  
Turnkey New-Build Restaurant  
Causeway Shops

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## Fully integrated marina and anchored commercial asset



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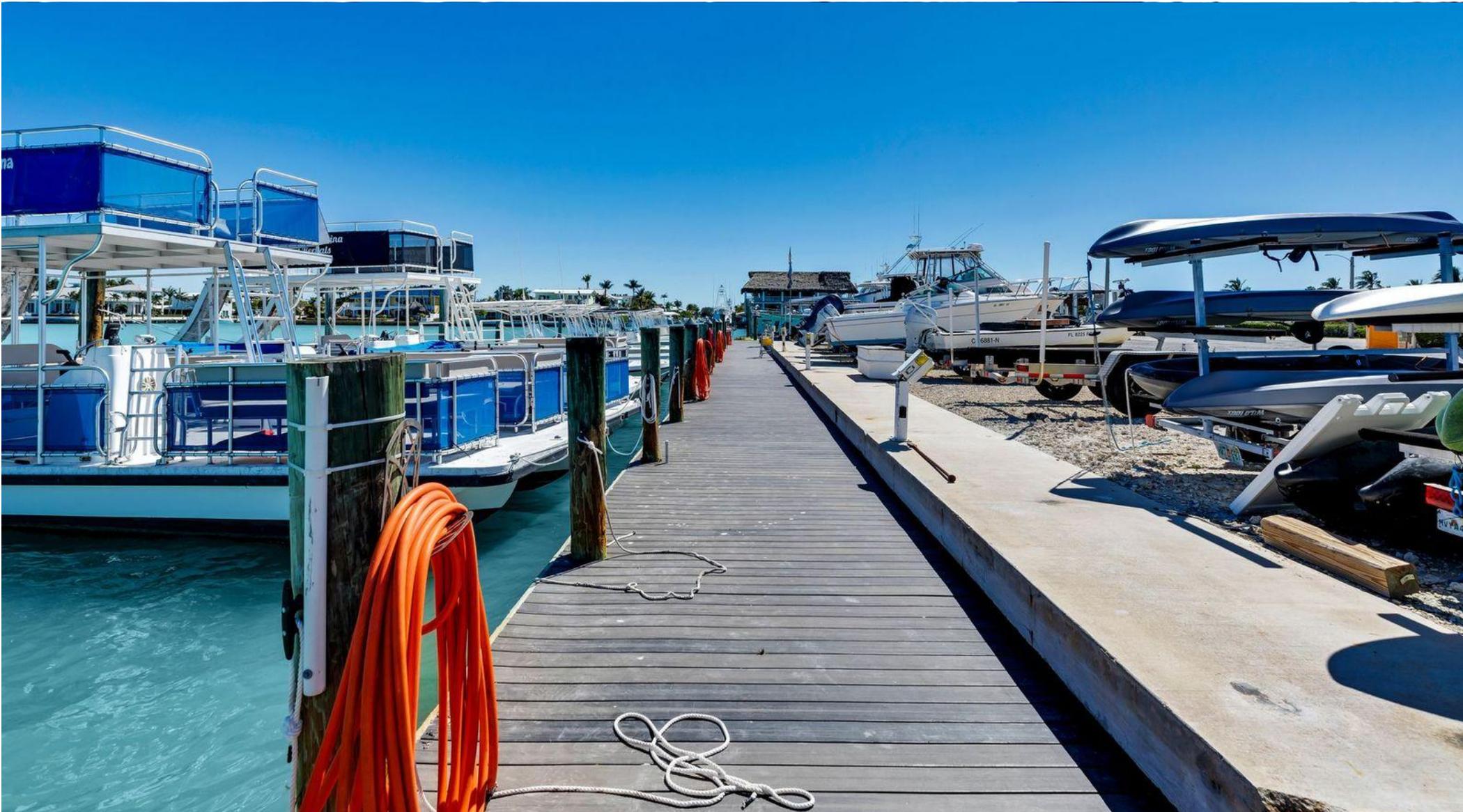
# Prime Acquisition



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## Rarely Available Fee Simple Bay Bottom - Recently Expanded



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## Recently Purchased Retail Center Generating A Reliable Revenue Source



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## Recently Built Turnkey Waterfront Restaurant



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## Property Overview

### Property Description



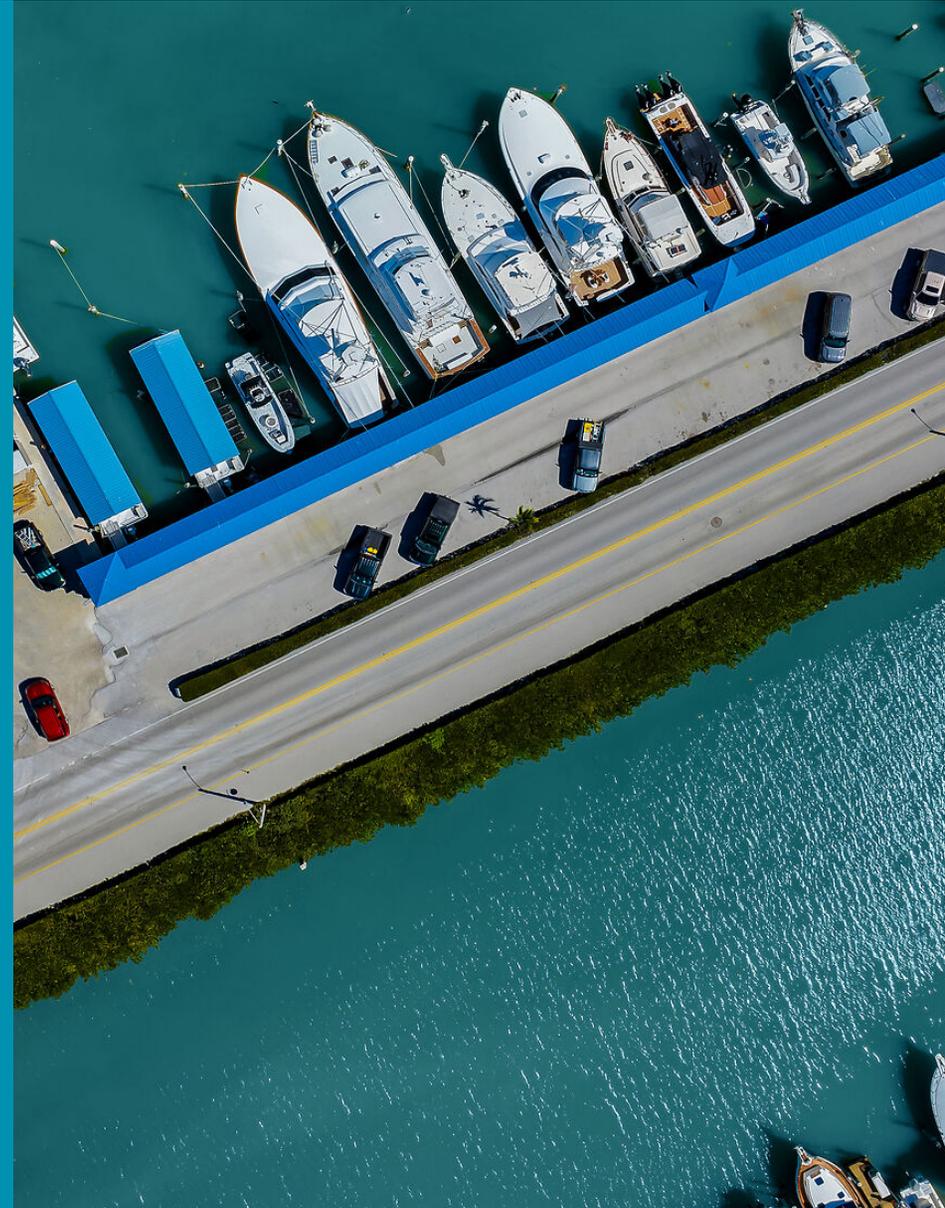
Key Colony Beach Marina, Causeway Shops, and the Waterfront Restaurant represent a rare opportunity to acquire a fully integrated marina and anchored commercial asset in one of Florida's most desirable waterfront markets.

The offering presents a rare opportunity to acquire a fully integrated marina village asset consisting of:

- Causeway shops retail center – ±6,370 sf
- Key Colony Beach Marina – 45 Slips
- Newly constructed turnkey waterfront restaurant
- Fee Simple ownership
- 2 Airbnb Boatel rentals
- Boat rentals and fishing charters
- Gasoline and Diesel
- The north end includes a boat ramp, and undeveloped property that is currently used for overflow parking and boat storage
- The marina has a building with a ship store for bait and tackle that houses the marina office

Together, these components operate as a cohesive marina village, generating multiple complementary revenue streams supported by year-round boating activity, tourism, and a high-income residential base.

Strategically positioned at the entrance to Key Colony Beach along Sadowski Causeway, the property serves as the primary commercial and marina hub for the island, benefiting from strong visibility, limited competition, and significant barriers to entry.





## Marina Overview

### 45-Slip Key Colony Beach Marina



The Key Colony Beach Marina consists of 45 deep-water slips accommodating a variety of recreational vessels, Boatel accommodations, sportfishing boats, and cruising yachts.

### Marina Investment Highlights

- Consistently high occupancy and strong demand
- Protected harbor location in fee simple with direct ocean access
- Stable recurring income from slip rentals
- Established reputation within the Florida Keys boating community
- Limited marina supply due to strict development regulations
- Boatel accommodations
- Fee simple ownership of the submerged that has been recently expanded
- Customer traffic supporting retail tenants
- Built-in clientele for the waterfront restaurant
- Increased overall property value due to waterfront marina component
- Direct slip rental revenue



# CONTACT INFORMATION



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