

# 4000 UTICA PIKE

UTICA, INDIANA

*A Rare Dual-Asset Waterfront Offering on the Ohio River*

ADMIRAL'S ANCHOR MARINA

**\$5,000,000**

180 Slips | 8.21% Cap | \$410K NOI

83% Occupied | CPA-Certified

20-ACRE DEVELOPMENT PARCEL

**\$7,000,000**

20± Acres | ±1,500 ft Frontage

Facing Louisville, KY | Infra In Place

**COMBINED ASKING PRICE: \$12,000,000**

## OHIO RIVER WATERFRONT

Utica, Indiana — Minutes from Louisville, KY



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Two contiguous Ohio River assets — one cash-flowing, one ready to develop — available individually or as a combined \$12M portfolio.

## ASSET 1 | STABILIZED MARINA

### Admiral's Anchor Marina

ASKING PRICE **\$5,000,000**

NET OPERATING INCOME **\$410,000**

CAP RATE **8.21%**

BOAT SLIPS **180 Annual & Seasonal**

OCCUPANCY **83%**

FINANCIALS **CPA-Certified**

*+ Additional 1,000 ft river frontage available at \$1,000,000*

## ASSET 2 | DEVELOPMENT PARCEL

### 20-Acre Riverfront Site

ASKING PRICE **\$7,000,000**

LAND AREA **20± Acres**

RIVER FRONTAGE **±1,500 Feet**

VIEWS **Direct — Louisville, KY**

EXISTING USE **Boat, RV Sales & Repair**

ZONING **Commercial / Mixed Use**

*Infrastructure in place · Facing Louisville · Ready to develop*

SECTION 01

# Admiral's Anchor Marina

*Stabilized Marina | 180 Slips | Ohio River*

ASKING PRICE

# \$5,000,000





- 180 annual and seasonal boat slips on the Ohio River
- Located in Utica, Indiana — prime Ohio River corridor
- 83% occupancy with decades-long leaseholder tenure
- Owner-managed with bookkeeper in place — minimal overhead
- Docks and utilities in good condition; regular dredging program
- Seller owns land AND waterway — no U.S. Army Corps lease
- Direct access via Lewis and Clark Bridge for exceptional visibility
- 1,000 ft additional river frontage available for \$1,000,000

**\$5M**

USD

ASKING PRICE

**\$410K**

CPA-Certified

NET OPERATING INCOME

**8.21%**

Current

CAP RATE

**83%**

Stabilized

OCCUPANCY

## VALUE-ADD THESIS

### Market-Rate Rate Increases

Current slip rates are below market.  
Meaningful upside through rate adjustments  
to prevailing market rates.

### +60 Slip Dock Expansion

Clear capacity to add a new dock  
accommodating 60 additional slips — a 33%  
increase in rentable inventory.

### 1,000 ft Frontage Upside

Additional 1,000 feet of Ohio River frontage  
available separately for \$1,000,000 —  
expanding marina footprint.

### Adjacent 20-Acre Parcel

Contiguous development site available for  
\$7M — enabling full resort, storage, or  
mixed-use integration.

**01**

### Proven Cash Flow

CPA-certified financials confirm \$410,000 NOI at 8.21% cap rate — day-one returns with institutional-quality documentation.

**04**

### Fee-Simple Ownership

Seller owns both the land and the waterway. No U.S. Army Corps lease — a significant structural advantage over competing marinas.

**02**

### Loyal Leaseholder Base

Decades-long continuous occupancy speaks to the quality of this operation and the demand for riverfront slips in this corridor.

**05**

### Infrastructure & Access

Well-maintained docks, utilities in good condition, regular dredging, abundant parking, and Lewis and Clark Bridge visibility.

**03**

### Turnkey Operation

Owner-managed with a bookkeeper in place. Minimal hands-on oversight required — a seamless transition for any buyer.

**06**

### Clear Expansion Path

60-slip dock expansion adds 33% inventory. Market-rate increases provide additional upside — no repositioning required.

SECTION 02

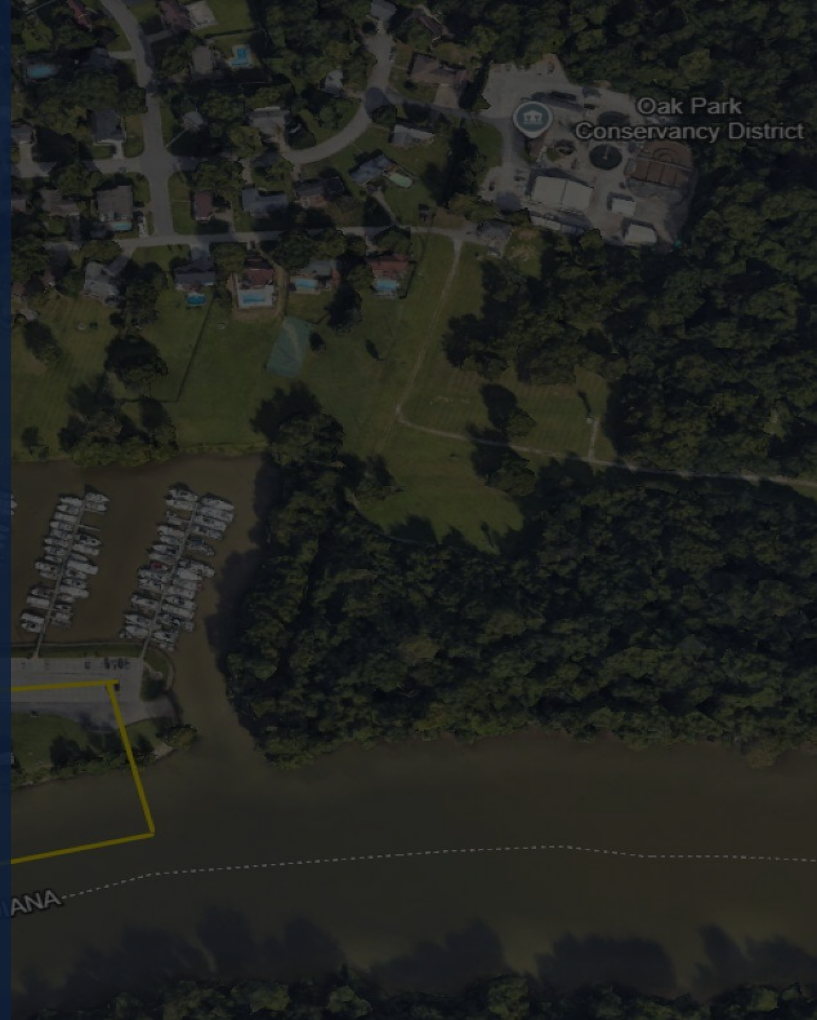
# 20-Acre Development Parcel

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20± Acres | ±1,500 ft River Frontage | Louisville Views

ASKING PRICE

# \$7,000,000





- Over 20± acres with 1,500± feet of prime Ohio River frontage
- Direct views of Louisville, KY — the region's premier waterfront address
- Existing buildings operational: boat sales, RV sales, repair & office
- Situated adjacent to Admiral's Anchor Marina ecosystem
- Abundant on-site parking and road access via Utica Pike
- Immediate cash flow potential from existing operational infrastructure
- Accommodates virtually any commercial or mixed-use concept
- Infrastructure already in place — no ground-up build required

# DEVELOPMENT PARCEL | USE CASES & OPPORTUNITIES

*With 1,500± ft of Ohio River frontage and 20+ acres, the development possibilities are virtually limitless.*

## 01 Marina Expansion

Expand Admiral's Anchor Marina to create a premier Ohio River boating destination with 300+ slip capacity.

## 02 RV & Boat Storage

One of the most in-demand, undersupplied uses in this market. Open-air and covered options possible.

## 03 Mixed-Use Development

Waterfront retail, restaurant, and residential development fronting the Ohio River facing Louisville, KY.

## 04 Mobile Home / RV Resort

River-view RV community or mobile home park, a high-demand use with exceptional cash flow potential.

## 05 Industrial / Warehouse

River-accessible industrial or warehouse campus leveraging direct Ohio River frontage and logistics access.

## 06 Integrated Waterfront Resort

Combine with the marina to create a full-service destination: slips, lodging, retail, and entertainment.

# COMBINED PORTFOLIO OPPORTUNITY

*Acquire both assets and control the entire waterfront ecosystem — immediate income today, transformational upside tomorrow.*

COMBINED ASKING PRICE

**\$12,000,000**

## MARINA — ASSET 1

**\$5,000,000**

- 8.21% Cap Rate on Day One
- \$410,000 CPA-Certified NOI
- 83% Occupancy | 180 Slips
- Fee-Simple — Land & Waterway Owned
- 33% Inventory Expansion Possible
- Turnkey with Bookkeeper In Place

## DEVELOPMENT — ASSET 2

**\$7,000,000**

- 20± Acres | 1,500± ft River Frontage
- Direct Views of Louisville, KY
- Existing Operational Infrastructure
- Unlimited Development Potential
- Immediate Cash Flow from Existing Use
- Adjacent to Active Marina Ecosystem



EXCLUSIVE LISTING AGENT

# Stephanie Gilezan

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Gilezan Global, brokered by eXp Realty

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*Schedule a Private Site Tour*

Contact us today for access to financials, site tours, and due diligence materials.



## PROPERTY SUMMARY

ADDRESS	4000 Utica Pike, Utica, IN
ASSET 1	Admiral's Anchor Marina
SLIPS	180 Annual & Seasonal
NOI	\$410,000 (CPA-Certified)
CAP RATE	8.21%
PRICE — MARINA	\$5,000,000
ASSET 2	20-Acre Dev. Parcel
ACREAGE	20± Acres
FRONTAGE	±1,500 ft Ohio River
PRICE — PARCEL	\$7,000,000

**COMBINED PRICE** **\$12,000,000**