

FOR SALE

Locust Point & Taylor's Marinas
46, 49 & 145 River Road, Elkton, MD 21921



Certified Maryland
Clean Marinas

Jeff Griesbauer

617-680-0392

jgriesbauer@hyattcommercial.com



EXECUTIVE SUMMARY

Acreage:

5 parcels of land totaling approximately 15 acres zoned for both commercial and residential use. As of January 2023, the total assessed value of the real property, including buildings and docks, is \$2,133,400.

BUILDINGS:

LOCUST POINT

Home:

This historic home is approximately 2,000 square feet, has 4 bedrooms and 2 bathrooms, and boasts a private, in-ground swimming pool. The home is served by well water, has private sewerage and is heated by oil.

Office:

This building measures approximately 700 square feet and which serves as the marina office and ship's store.

Service Sheds:

There are 6 sheds on the Locust Point Marina property which are all roughly 10X12 and are set up as workshops.

Taylor's Cottage:

The waterfront cottage is roughly 1,200 square feet and has a concrete foundation with crawl space. It has a total of 2 bedrooms and 2 bathrooms. The home is served by well water, has private sewerage and is heated by oil.

LOCUST POINT MARINA

Wet Slips:

92 wet slips for vessels to 35' for seasonal boat dockage. The slips are fixed wood plank docks offering power and water. The MLW at the slips is 3.5'.

Land Storage:

The marina has a large fenced in parcel which is used for storage in both the summer and winter. In summer, they offer a store and launch program, and in winter they fill the lot with boats on blocks, stands and trailers after they've been fully winterized. The store and launch program offers boaters the option of leaving their boats on trailers in the secure lot and launching them at the ramp, at their convenience.

OFFERING

FOR SALE

SPACES

Price: \$2,250,000

Size: ±3,900 SF

Property Type: Special Purpose

Building Size: 15 Acres



EXECUTIVE SUMMARY

TAYLOR'S MARINA

Wet Slips:

72 wet slips for vessels to 35' for seasonal boat dockage. The slips are fixed wood plank docks offering power and water. The MLW at the slips is 3.5'.

Services Offered:

- Wet & Dry Storage of Boats
- Limited Marine Service (Upside potential for a new owner)
- Hauling, Shrink Wrapping & Winterization
- Full Boat Detailing
- In Ground Swimming Pool & Picnic Area (seasonal, Taylor's Marina customers only)

NARRATIVE SUMMARY:

Locust Point Marina and Taylor's Marina are limited-service marinas located on the eastern shore of the Elk River near Elkton, MD, in a section of Locust Point known for its quaint riverside cottages.

This charming, family-owned and operated business features a loyal base of repeat customers who appreciate the warm environment, amenity package and simplicity of the operation. Slip holders have access to a picnic area with a gazebo, picnic tables and BBQ grills, as well as a swimming pool (Taylor's only).

They offer 164 wet slips (92 at Locust Point and 72 at Taylor's) and can accommodate boats up to 35' in length, on a pier which has new pilings, decking and finger piers. Both Locust Point and Taylor's have been certified under "Maryland's Clean Marina" program. MLW depth at the slips is 3.5' and the channel in the Elk River has always maintained sufficient depth for vessels to travel to the open waters of the Chesapeake Bay and beyond at all times.

The marinas offer modern amenities such as air conditioned restrooms and showers for slip holders. They also face west across the Elk River, offering spectacular, year-round sunsets.

Locust Point is situated on nearly 14 acres of waterfront property. In addition to the marina operation, the parcel includes a historic, waterfront home featuring 2,000 square feet of living space with 4 bedrooms and 2 bathrooms. This home also has a private in-ground swimming pool. At Taylor's, there is a 1,200 square foot, waterfront cottage which has 2 bedrooms and 2 bathrooms and has recently undergone renovations. If an owner chooses to be uninvolved in the daily operation, the accommodations could be leased out or provided for management and/or staff as a portion of their compensation.

HALL
bagpipe company

Claremont airport

Plum Creek Marine



SARGE'S
BAIT • TACKLE • MARINE

213



SUBJECT



DETWILER'S
Farm Market



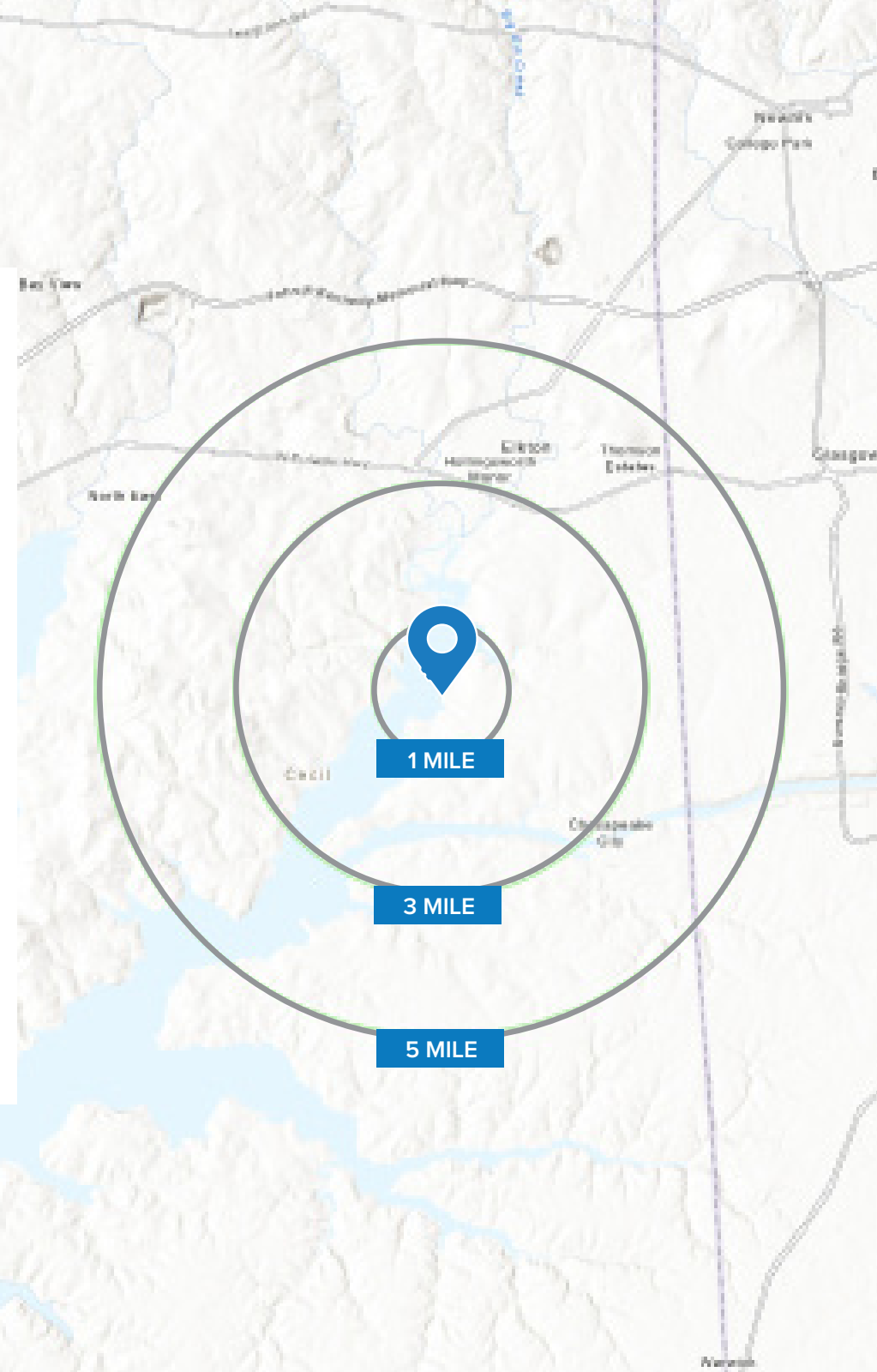
NORTH BAY
CONSTRUCTION INC.
410-885-2282
HONEST IMPROVEMENTS AND REPAIRS



OLDFIELD POINT RD

DEMOGRAPHICS

2022 SUMMARY	1 Miles	3 Miles	5 Miles
Population	487	10,652	34,293
Households	227	3,823	12,556
Families	162	2,733	8,916
Average Household Size	2.15	2.69	2.68
Owner Occupied Housing Units	207	2,943	8,948
Renter Occupied Housing Units	20	880	3,608
Median Age	50.4	40.3	38.8
Median Household Income	\$87,401	\$81,452	\$80,646
Average Household Income	\$139,103	\$111,982	\$107,190



REGIONAL MAP

- 1 Hr 22 Minutes Drive to Baltimore
- 2 Hr 42 Minutes Drive to Washington, DC

DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes



BALTIMORE
58.6 miles



Baltimore Washington International Airport (BWI)
68.2 miles



WASHINGTON, DC
95.7 miles



CONTACT

Jeff Griesbauer

617-680-0392

gjriesbauer@hyattcommercial.com

HYATT COMMERCIAL

Denton
410-266-8800

2568A Riva Rd., Annapolis, MD 21401