

Building Better Communities With....



“Commercial Real Estate with Integrated Business Operations”

FOR SALE FULLY OPERATIONAL MARINA BUSINESS & REAL ESTATE

This prime 2-acre property in Orange County, NY, is zoned for recreational commercial use and offers various profitable business operations.



Property Overview

- **Location:** Orange County, New York
- **Type:** Commercial Real Estate with Integrated Business Operations
- **Asking Price:** \$6,000,000
- **Zoning:** RC (Recreational Commercial)
- **Lot Size:** 2 Acres (87,120 square feet)

Value Add Potential

- Opportunity to develop a bed and breakfast on the property.
- Potential to generate additional revenue by converting part of the property into Airbnb rentals, leveraging its recreational location and features.

Key Features

- 182 Boat Docks ☒
- 30 Jet Ski Docks ☒
- Retail Store ☒
- Gasoline Sales ☒
- Parking Facilities ☒
- Rental Income from Tenants ☒

Infrastructure Improvements:

- New paving (2022) ☒
- Restored retail building ☒
- Wooden docks ☒
- Three septic tanks (two new) ☒

Your Street Address Here, Zip- 000

CONTACT US

Jeffrey.Hozias@randcommercial.com
(845)709-2140

JEFFREY HOZIAS

Associate Broker, Rand Commercial



Business Operations

- Boat Docks
- Winterization Services
- Jet Ski Docks
- Jet Ski Repair
- Jet Ski Winterization
- Retail Store
- Gas Sales
- Parking

Investment Highlights

High Profitability: Integrated business operations and lease agreements provide robust annual income.

Prime Location: Situated on 2 acres in a recreationally zoned area, enhancing its value and appeal.

Recent Improvements: New paving and retail building restoration add significant value.

Stable Income: Consistent lease and operating income with seasonal and annual revenue streams.

Value Add Opportunity: Potential for increased revenue through a bed and breakfast, Airbnb rentals, and growing current revenue streams. Also the property can be utilized as Airbnb rentals to generate additional revenue, leveraging the appeal and location.

Lease Income

The property generates steady lease income from:

Boat Mechanic: \$49,000 annually

Boat Rentals: \$11,000 annually

Retail: \$15,000 annually

Single Family House: \$36,000 annually

Total Lease Income

Monthly Income: \$9,250

Annual Income: \$111,000

Expenses

Building Expenses:

Property Taxes (2024): \$37,562

Insurance: \$13,800 annually