

# NIANTIC BAY BOATHOUSE

8 River Street  
Waterford CT 06385



## INVESTMENT OPPORTUNITY

### HIGHLIGHTS:

- » 160 Inside Dry Boat Storage
- » Unique & Efficient Stacker Crane Operation
- » Closest Niantic Marina to Long Isl Sound
- » Fuel Dock & Day Dockage
- » Service & Repair - Mercury Auth Dealer
- » Upside Potential w Expansion of Outside Boat Racks
- » Upside Potential w Outside Winter Boat Storage
- » \$2,950,000

*Exclusively Marketed by:*

**M. Leon Moore**

MLM Properties

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