

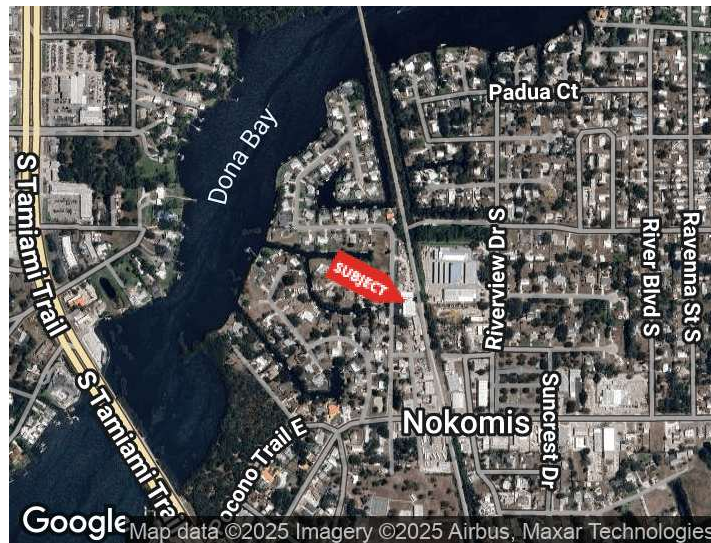


BOAT REPAIR AND SALES SHOP WITH REAL ESTATE

350 BUENA VISTA DR
NOKOMIS, FLORIDA 34275

PROPERTY HIGHLIGHTS

- Seller financing available
- Established reputation for boat repairs and sales
- Mercury dealership for outboard and sterndrive service and sales
- Located close to a boat ramp for added convenience
- Real estate and business included with the sale



DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,831	41,762	88,777
Total Population	5,374	63,990	137,644
Average HH Income	\$63,921	\$78,019	\$78,152

For More Information

BRIAN SEIDEL

CCIM - Broker Associate
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BOAT REPAIR AND SALES BUSINESS WITH REAL ESTATE



OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	3,151 SF
Year Built:	1988
Zoning:	CM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Coastal Marine Center, Inc.

Property Type: Boat Repair and Sales Facility (Business and Real Estate Included)

Property Size: 3,445 SF building on 0.75 acres of CM-zoned land

Seller Financing Available!

Here's your chance to own a well-established marine sales and service business along Florida's beautiful Suncoast. Coastal Marine Center, Inc. has been serving the boating community for 37 years, specializing in used boat sales, repair services, and as an authorized Mercury outboard and sterndrive dealer. Located just 1.5 miles from the nearest boat ramp, this facility is perfectly positioned to attract boating enthusiasts and marine clientele.

This opportunity includes the business, all furniture, fixtures, and equipment (FF&E), along with the real estate—making it a complete turnkey operation for the new owner.

Whether you're looking to expand your marine business portfolio or step into the industry with a thriving operation, Coastal Marine Center, Inc. offers a unique opportunity. Assistance with business operations and oversight is available to ensure a smooth transition.

Visit us online at AmericanPropertyGroup.com to see all our listings.

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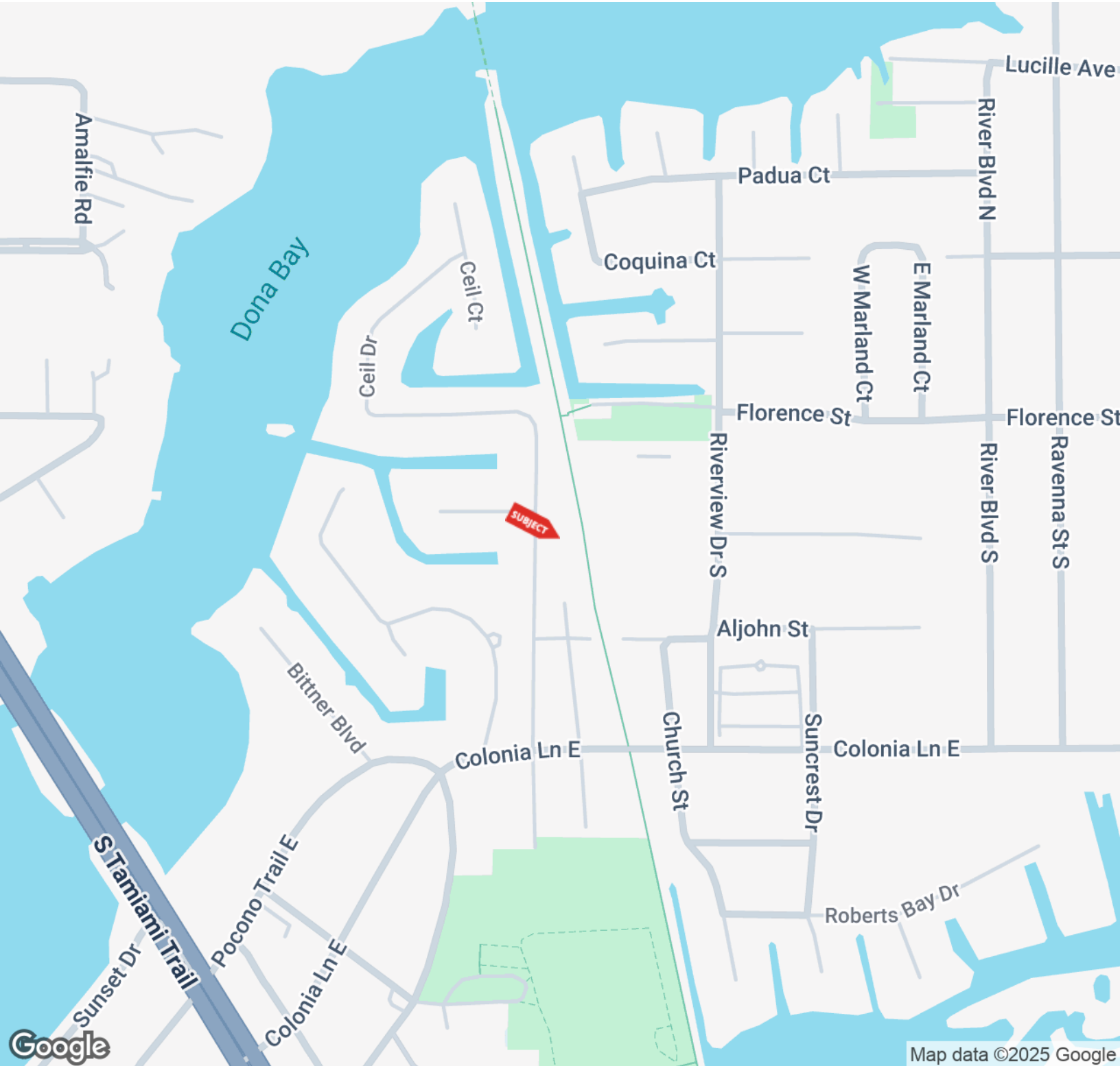


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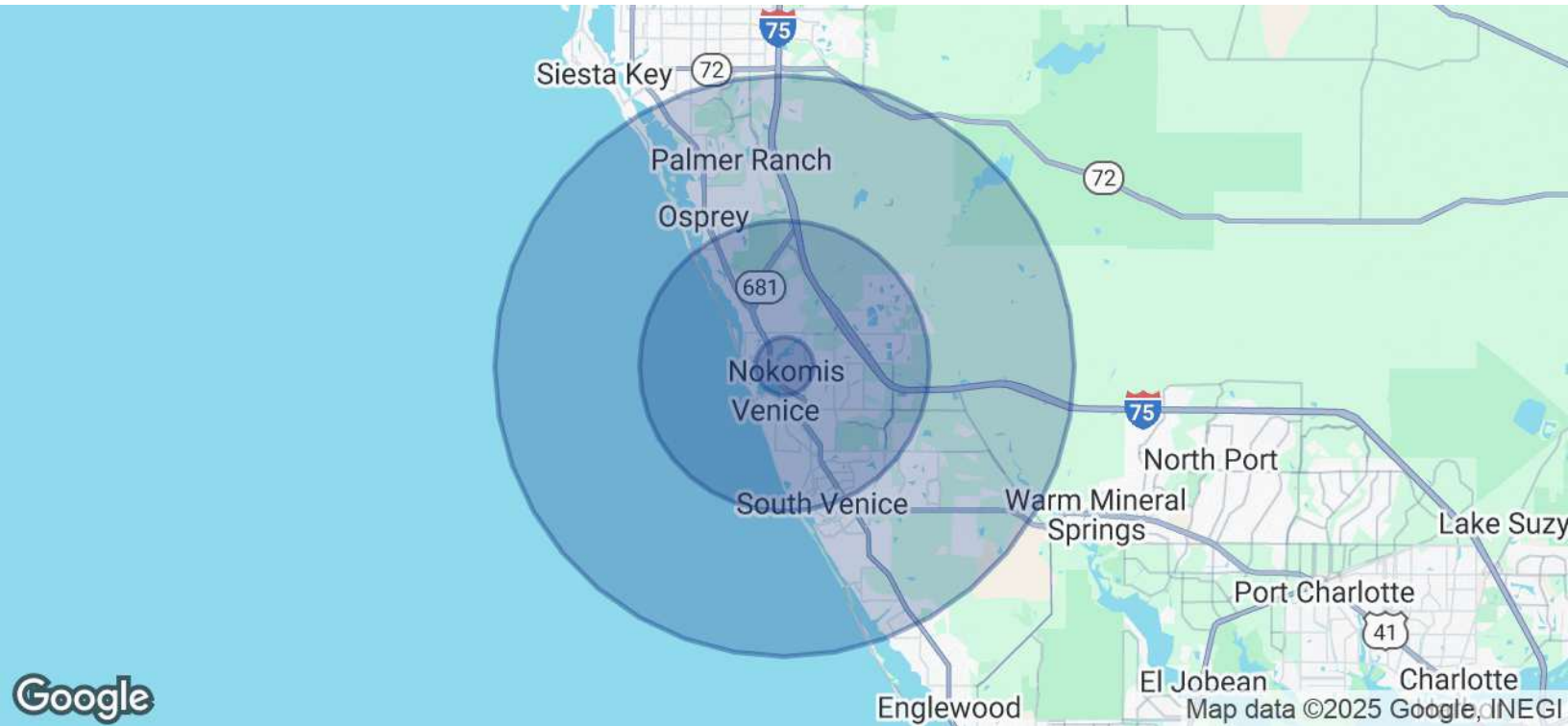


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,374	63,990	137,644
Average Age	57.2	62.5	61.6
Average Age (Male)	56.6	60.8	60.8
Average Age (Female)	58.3	63.5	62.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,831	41,762	88,777
# of Persons per HH	1.4	1.5	1.6
Average HH Income	\$63,921	\$78,019	\$78,152
Average House Value	\$353,252	\$352,347	\$355,123

2020 American Community Survey (ACS)

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