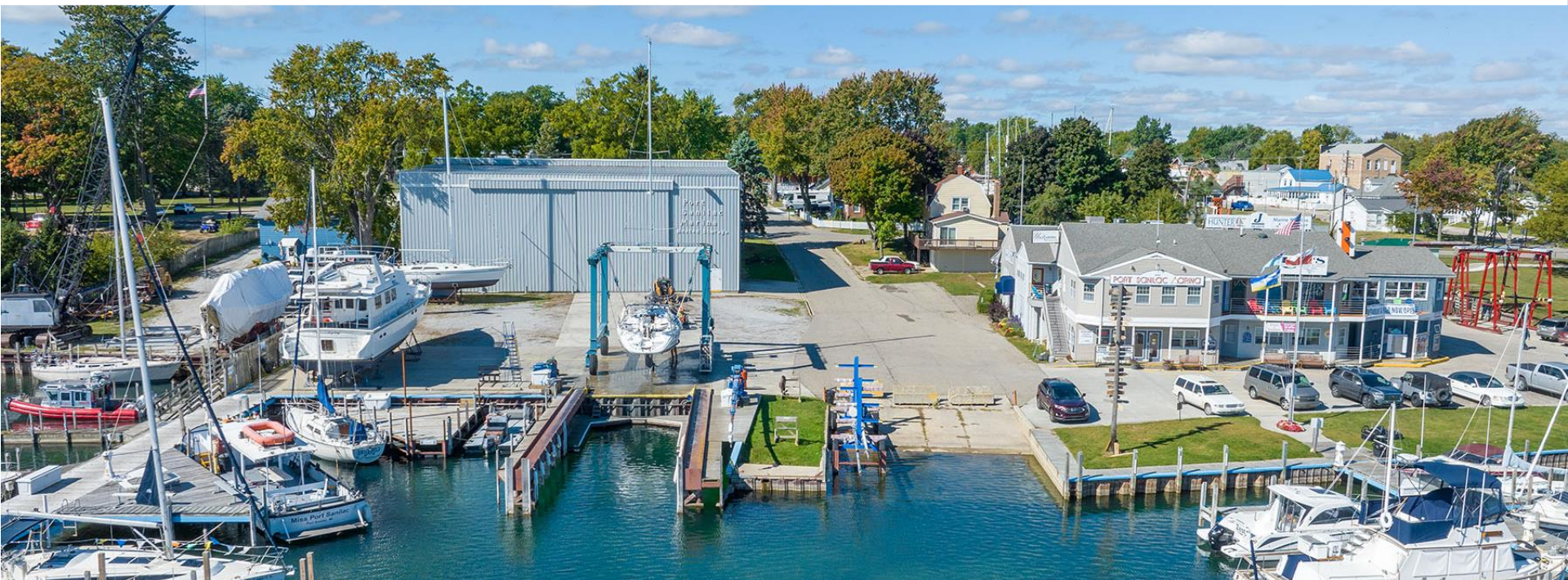


# FOR SALE // PORT SANILAC MARINA A FULL-SERVICE MARINA ON LAKE HURON

For more information, visit: [portsanilacmarinaforsale.com](http://portsanilacmarinaforsale.com)



## 7365 CEDAR STREET PORT SANILAC, MICHIGAN



VIEW THE  
PROPERTY TOUR

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# PROPERTY OVERVIEW

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## FOR SALE // PORT SANILAC MARINA

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- Full-service Great Lakes Marina located on Lake Huron
- 29,300 square feet total
- 8,000 sq. ft. main building located on waterfront with 2<sup>nd</sup> floor restaurant, ship store and showroom
- Marine service center with offices
- Heated storage buildings
- Outdoor storage
- Abundant heavy equipment that is well maintained
- Docks with full amenities
- Asking Price: \$3,500,000

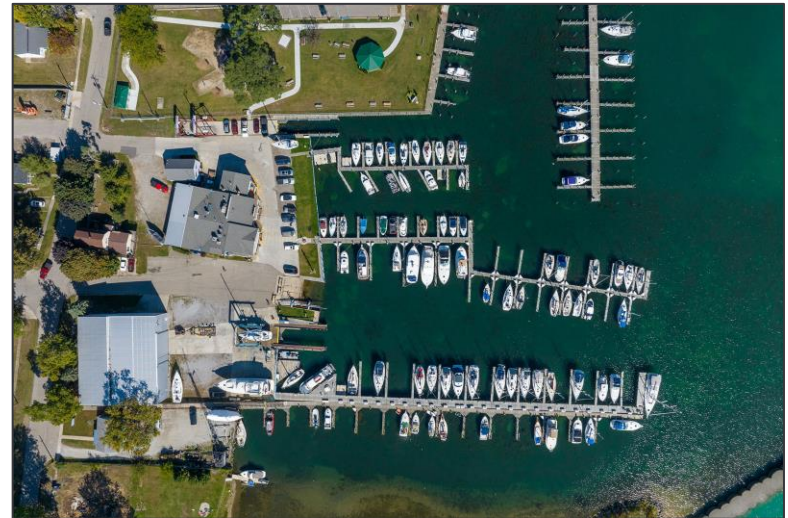


# PORT SANILAC MARINA



# 7365 Cedar Street – Port Sanilac, MI

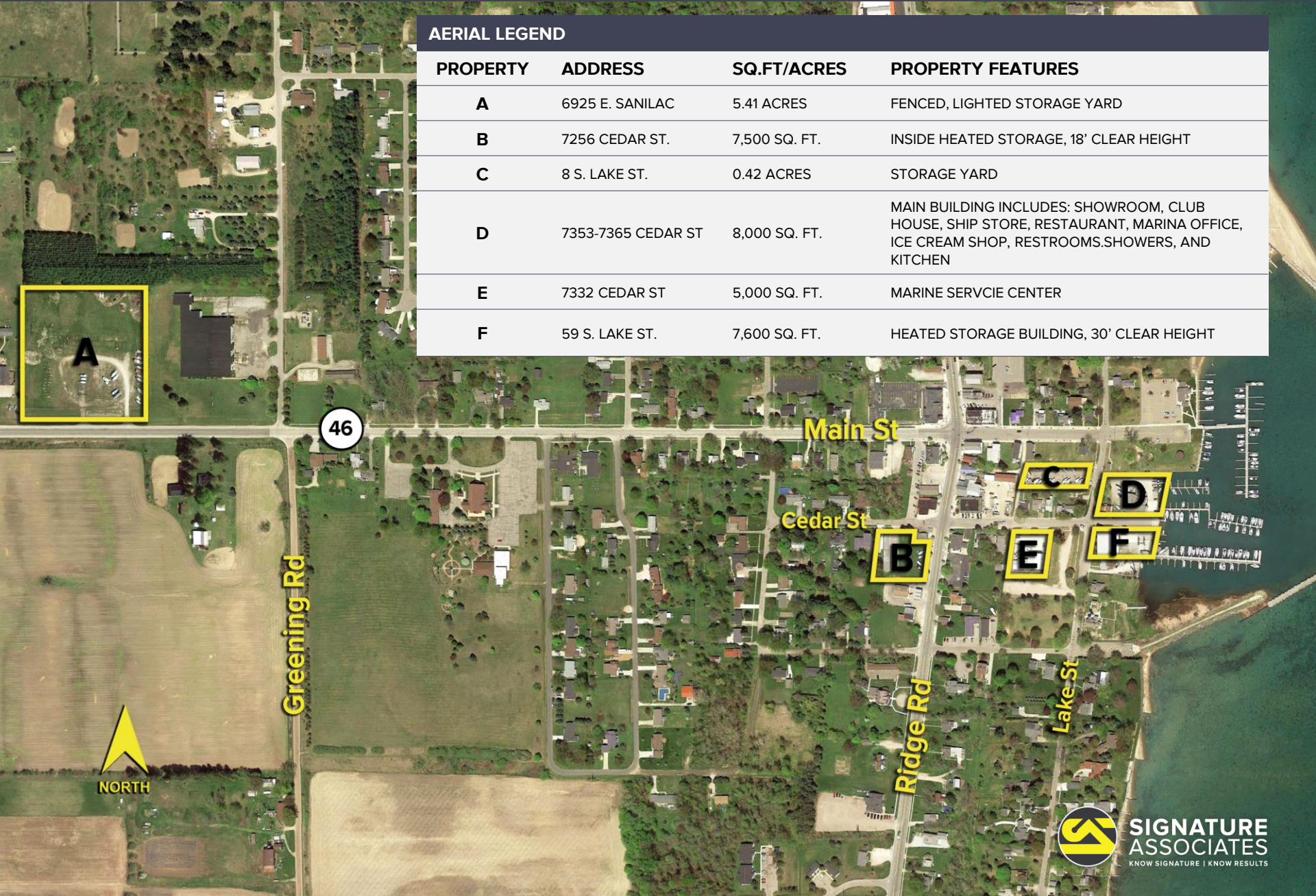
- 120 docks for up to 60 feet
- Includes 27-Ton Algonac boat hoist, 25-Ton Wiggins lift truck, and 50-Ton marine travelift with telescoping crane
- The city of Port Sanilac is close to many shops, restaurants, and more
- No significant deferred maintenance
- Additional parcels included in the sale are used for winter and longer-term storage
- Full service 100-seat restaurant with liquor license and elevator overlooking the harbor. The restaurant is located on the second floor of the main marina building.
- Many possibilities for growth
- Marine service building and offices
- The untouched potential, valuable real estate, and existing successful business make Port Sanilac an outstanding opportunity for an investor or entrepreneur



# PROPERTY OVERVIEW

## AERIAL LEGEND

PROPERTY	ADDRESS	SQ.FT/ACRES	PROPERTY FEATURES
A	6925 E. SANILAC	5.41 ACRES	FENCED, LIGHTED STORAGE YARD
B	7256 CEDAR ST.	7,500 SQ. FT.	INSIDE HEATED STORAGE, 18' CLEAR HEIGHT
C	8 S. LAKE ST.	0.42 ACRES	STORAGE YARD
D	7353-7365 CEDAR ST	8,000 SQ. FT.	MAIN BUILDING INCLUDES: SHOWROOM, CLUB HOUSE, SHIP STORE, RESTAURANT, MARINA OFFICE, ICE CREAM SHOP, RESTROOMS.SHOWERS, AND KITCHEN
E	7332 CEDAR ST	5,000 SQ. FT.	MARINE SERVICIE CENTER
F	59 S. LAKE ST.	7,600 SQ. FT.	HEATED STORAGE BUILDING, 30' CLEAR HEIGHT



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# HEATED STORAGE FACILITY



# MARINE SERVICE CENTER



# EASY ACCESS TO DOWNTOWN PORT SANILAC



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	602	\$53,035
3 MILE	1,425	\$52,453
5 MILE	2,087	\$51,652

TRAFFIC COUNTS (TWO-WAY)	
3,681	Ridge St. N. of Main St.
4,251	Ridge St. S. of Main St.
1,897	Main St. W. of Ridge St.



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