

**MARINA AND RESTAURANT FOR SALE**  
806 Indian River Dr, Sebastian FL 32958  
[www.mulligansmarina.com](http://www.mulligansmarina.com)



Mulligans Marina, nestled along the Intracoastal Waterway in serene Sebastian, Florida, is a charming family-owned and operated establishment. Offering a modern facility with stunning views of Northern Vero Beach Island, it provides visitors with an opportunity to immerse themselves in the beauty of clear blue waters while enjoying frequent sightings of dolphins, pelicans, and manatees in a laid-back atmosphere.

Strategically located near Riverview Park and US Highway 1, Mulligans Marina has the potential to become a vibrant "Destination Location." Moreover, being just 13 miles North of the affluent and highly sought-after Vero Beach, it is well-positioned to attract locals and tourists alike. Considering the significant seasonal population increase in both Sebastian and Vero Beach, there's ample opportunity for growth and development at Mulligans Marina, making it an appealing investment prospect.



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REALTY ONE GROUP ENGAGE Unit 102, 41 SW Seminole St, Stuart FL34994

**772 200 4191**



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ALL REASONABLE OFFERS WILL BE CONSIDERED



DETAIL	DESCRIPTION
Address	806 Indian River Dr, Sebastian, FL 32958
Pricing	\$11,500,000
Parcel Size	0.6 acre or 26,255 sq. ft.
Total Area	7,429 sq. ft.
Heated Area	6,575 sq. ft.
Effective Year Built	2001
Ownership	Fee Simple
Land Use	Restaurant, Independent
Zoning	Commercial Waterfront Residential (CWR)
Parcel ID	31390600000007000005.0
Prop ID	30791
Utilities	City water and City sewer



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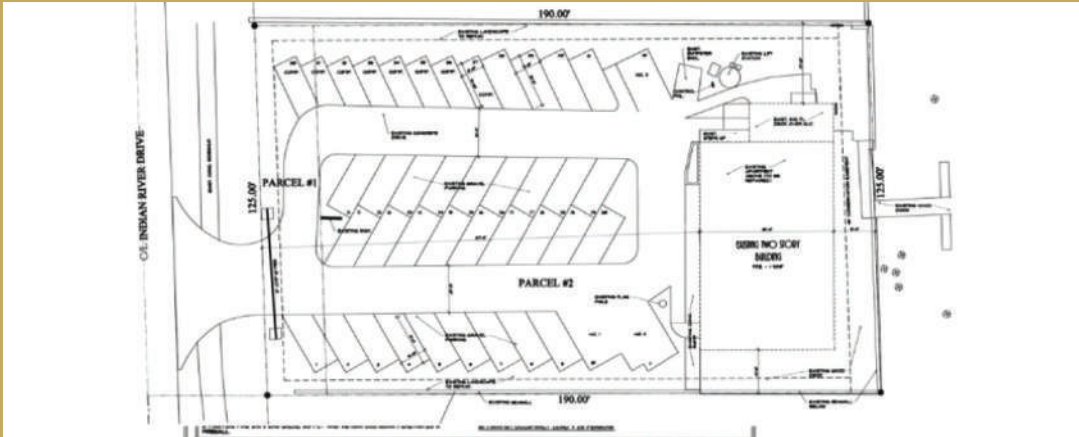
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## ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE PRIME WATERFRONT PROPERTY



### PROPERTY SUMMARY

#### 1 WATERFRONT RESTAURANT

**Opportunity:** Acquire and develop this property, currently operating as a restaurant with a marina business, with potential for increased occupancy.

**Rental Upside:** Significant potential for increased rental income.

**Tenant in Place:** Purchase includes an established tenant, Mulligans Beach House Bar and Grill, with seating for 200 guests across 25 tables and 13 booths.

#### Proposed Restaurant Lease Terms:

- Initial term: 10 years
- Renewal options: Three 5-year renewals
- Rent increase: 3% annually starting from year 3.



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**Indoor Seating**

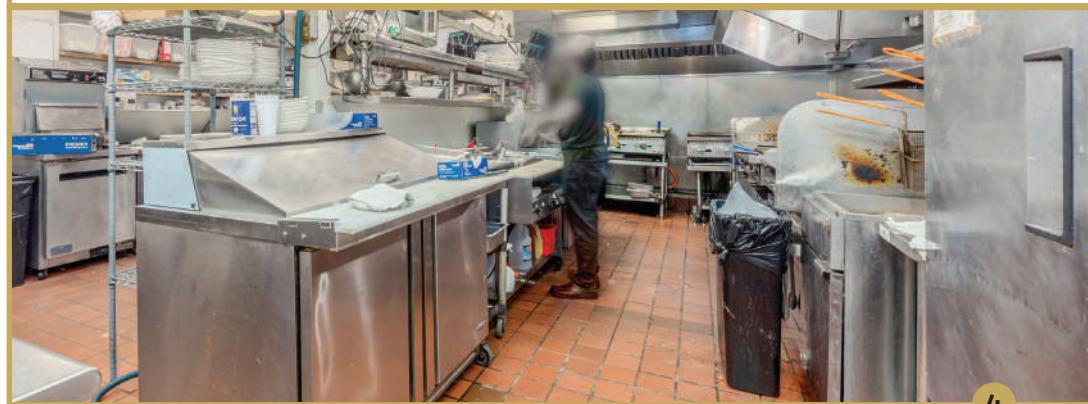
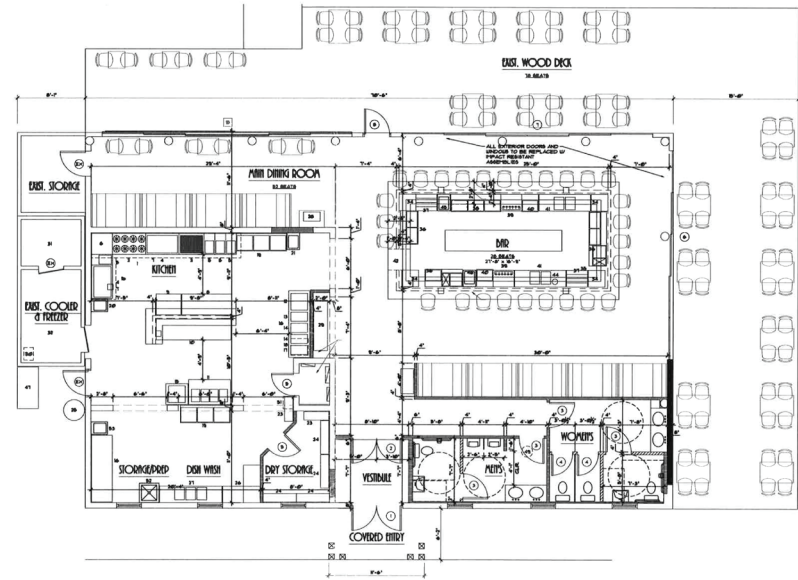
**Enclosed Patio Seating** features large opening windows, providing an outdoor feel and direct river views.

**Inclusions:** Sale includes fixtures and equipment, all in excellent condition. A full equipment list is available upon request.

**Operational Status:** The restaurant is fully operational and prepared to maintain excellent service.

**Location:** Ideally situated on the Intracoastal Waters near iconic "Pelican Island."

**Parking:** The property offers 77 parking spaces with an option to acquire more.



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**ONE OF THE RAREST OPPORTUNITIES  
TO PURCHASE INCOME-PRODUCING  
BOATSLIPS IN FLORIDA**

**2 MARINA**

**Recently built marina located on the Indian River**

**Composite Dock Reconstruction:** Composite dock entirely rebuilt in 2024.

**Slip Details:** Offers 47 composite finger slips, including a mix of sizes ranging from 25' to 35' and one 40', equipped with lifts up to 20,000 lbs.

**Utilities and Amenities:**

- Water and electrical hookups with pedestals featuring 20/30/50 Amp
- Each slip includes a dock box
- There are two cleaning stations available onsite

**Security Features:** Tenants have access to an app to monitor their vessels via multiple security cameras.

**Occupancy Status:** Currently, 50% of the slips are leased, with leasing activity on the rise.

**Land Lease Information:** Submerged Marina Land is under a commercial land lease.

**Water Depth and Frontage:** Water depth ranges from 3 to 5 feet, with a frontage of 125 feet.

**Rentable Commercial Space:** Second floor offers rentable commercial space comprising 3 rooms, 2 bathrooms, a wraparound deck, and storage, direct riverfront views.



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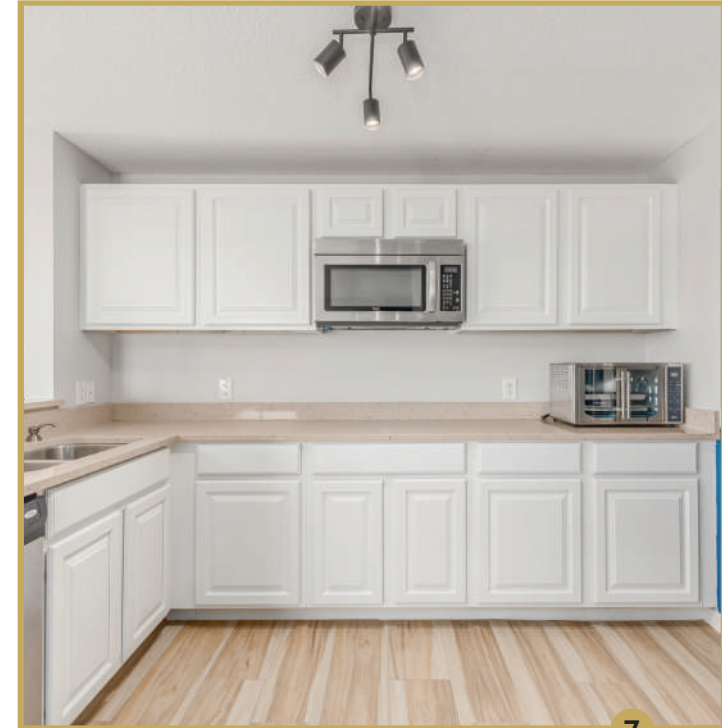
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## ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE PRIME WATERFRONT PROPERTY

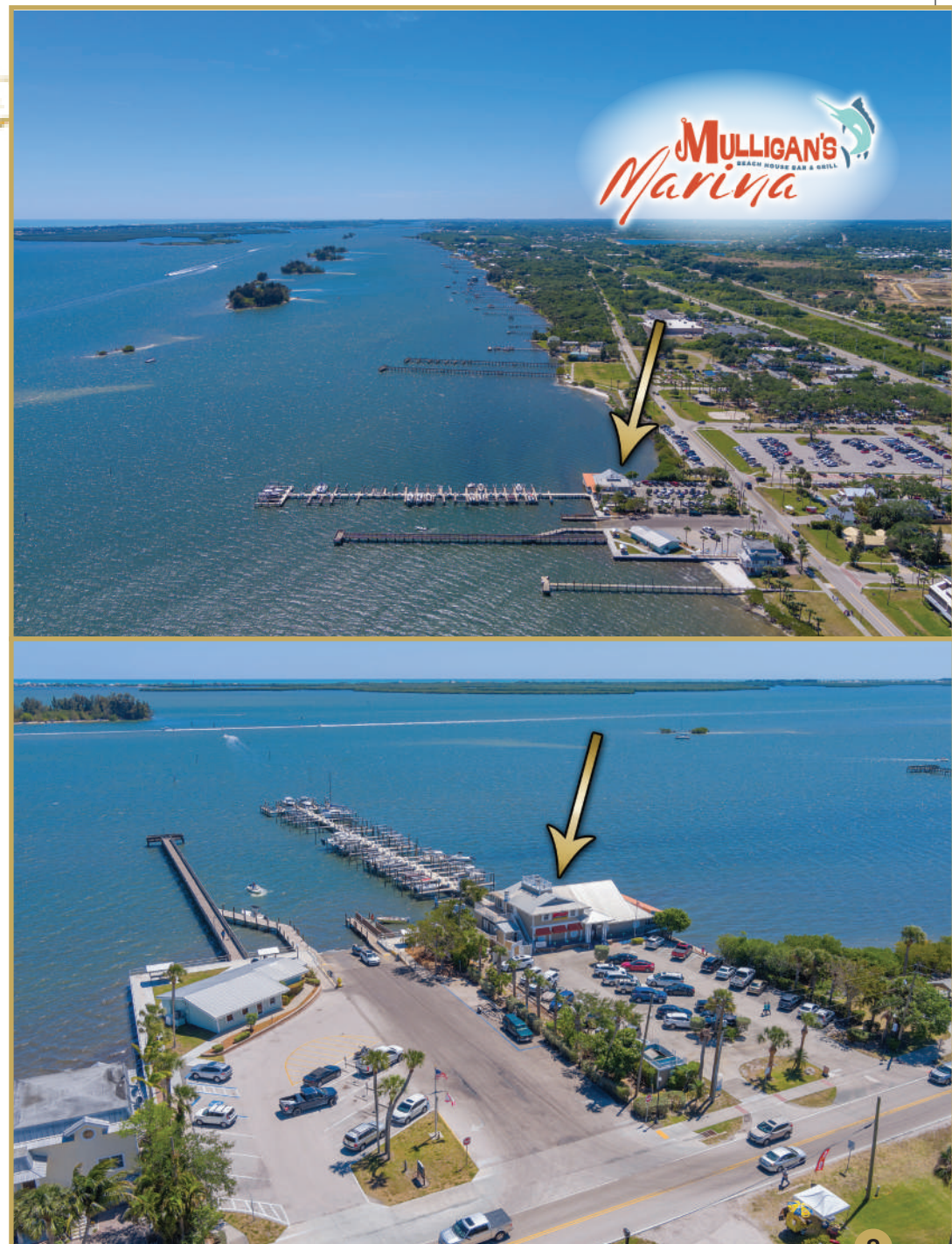
**Prime Waterfront Location:** The restaurant and marina boast prime waterfront setting offering breathtaking views of the Indian River. Adjacent to world famous beaches, less than 3 miles to Sebastian Inlet, no fixed bridge or speed restrictions.

**Business Potential:** Positioned strategically and equipped with modern utilities, the marina caters to the modern requirements of boat owners, ensuring a seamless and comfortable experience.

**Comprehensive Facilities:** Offering a comprehensive range of amenities, the marina and restaurant duo provide slips and lifts of various sizes to accommodate diverse vessel types. This makes it an ideal destination for boating enthusiasts seeking top-tier docking facilities.

**Enhanced Convenience:** To further streamline the experience for boat owners, Mulligans Marina features an on-site seafood restaurant and bar. This offers patrons a convenient spot to enjoy a meal before setting out on the water or upon returning home.

**Upcoming Services:** In the pipeline are provisioning services, set to debut soon. This initiative caters to the boaters needs in stocking up on essential supplies such as food, ice, beverages, and other provisions directly from the restaurant. This not only saves time and effort but also ensures a well-prepared and enjoyable boating excursion.



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## 47 SLIPS WITH HURRICANE LIFTS UP TO 20,000LBS



Sebastian, Florida is known for its rich marine life, with a variety of species inhabiting its waters. Here are some of the marine animals that can be found in the area.

**Dolphins:** Bottlenose dolphins are commonly spotted in the waters off Sebastian, Florida.

**Sea Turtles:** Three species of sea turtles - loggerhead, green, and leatherback - can be found in the area.

**Manatees:** Also known as sea cows, manatees are gentle giants that inhabit the waters of Sebastian.

**Birds:** A variety of bird species, including ospreys, pelicans, and sea gulls, can be seen in the area, feeding on fish and other marine animals.



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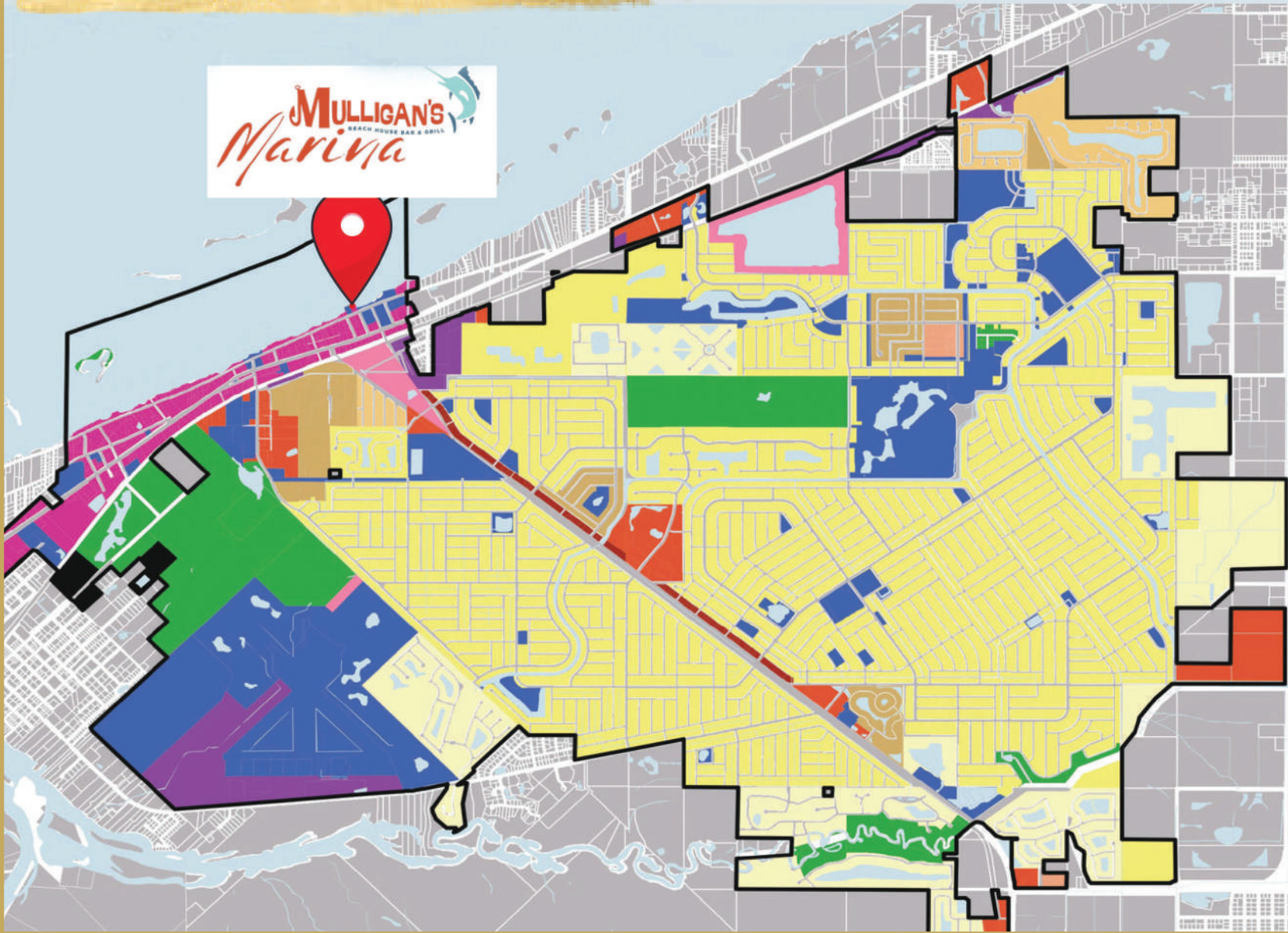
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# SEBASTIAN ZONING MAP



- Conservation(0.25 FAR)
- Agriculture(1 du/5 ac)
- Very Low Density Residential(3 du/ac)
- Low Density Residential(5 du/ac)
- Mobile Home(5 du/ac)
- Medium Density Residential(10 to 12 du/ac)
- Limited Commercial(0.6 FAR)
- General Commercial(1.0 FAR)
- Commercial 512(0.5 FAR)
- Riverfront Mixed Use(0.6 to 1.0 FAR, 8 TO 10 du/ac)
- Industrial(0.5 FAR)
- Institutional(0.6)
- Mixed Use(0.6 to 1.0 FAR, 10 to 12 du/ac)
- Heavy Industrial(0.5 FAR)



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# CURRENT MARINA FEE SCHEDULE



## MONTHLY

10k Boatlift	750.00
12k boatlift	775.00
16k Boatlift	850.00
20k Boatlift	950.00

## ANNUALLY

10k Boatlift	700.00
12k boatlift	750.00
16k Boatlift	800.00
20k Boatlift	900.00

## PREMIUM & END TIE'S

10k Boatlift	850.00
20k Boatlift	1200.00

For Slip Availability Please Call

**772-269-6693**

MulligansMarina.com

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JOIN THE FAMILY



SEBASTIAN INLET



ALL LIFT MARINA



BOAT LIFE



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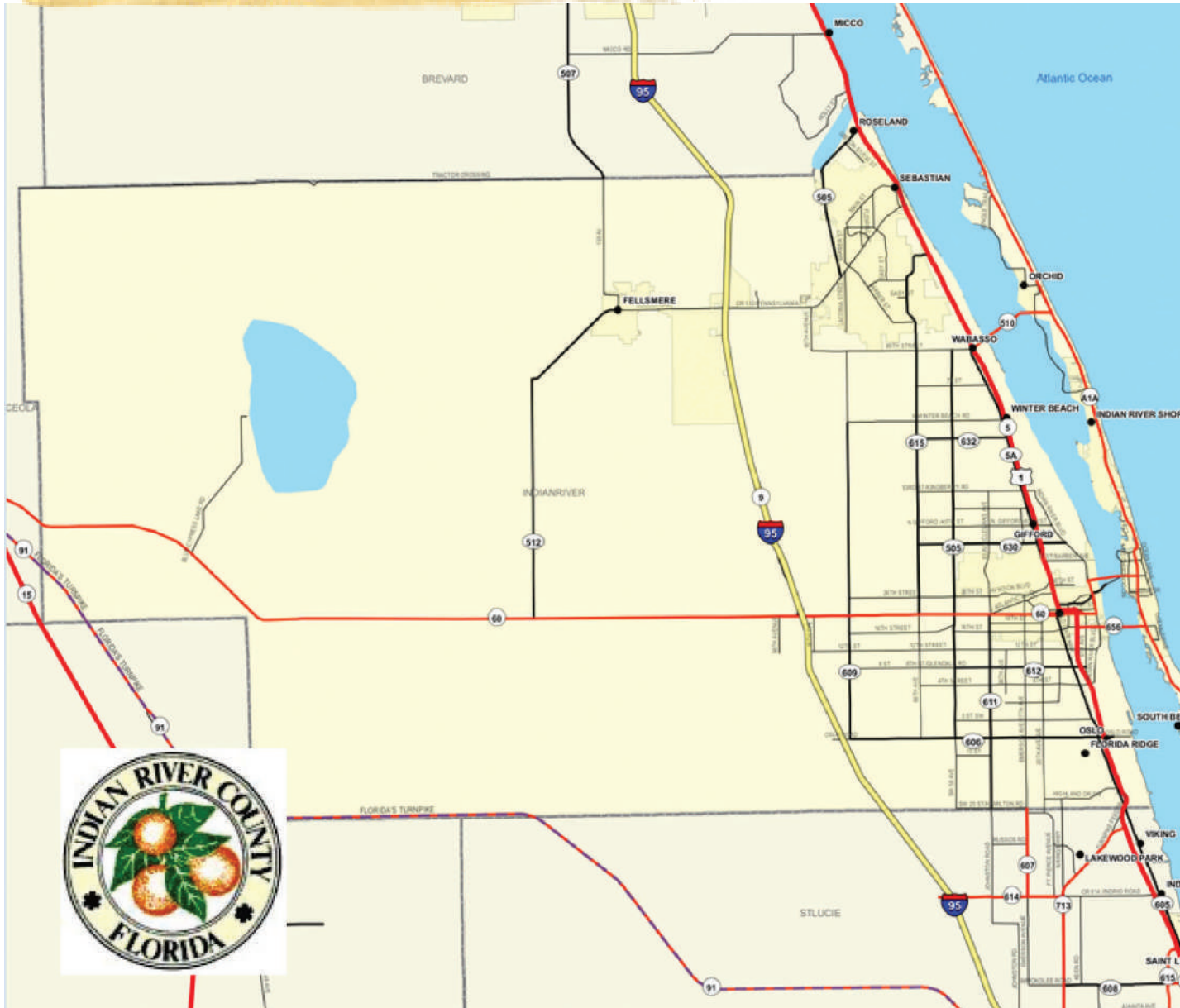
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## COUNTY OVERVIEW: INDIAN RIVER COUNTY



**Population:** The county has a population of approximately 150,000 residents. The area is noted for its growing community with a mix of families, retirees, and seasonal residents.

**Major Cities and Towns:** The largest city and county seat is Vero Beach, known for its cultural wealth and natural beauty. Other significant towns include Sebastian and Fellsmere, each with their unique charm and community-focused lifestyle.

**Economy:** The economy in Indian River County is diverse, with healthcare, retail, agriculture (especially citrus farming), and tourism being major contributors. The area is also known for its arts and culture, which attract visitors and support local businesses.



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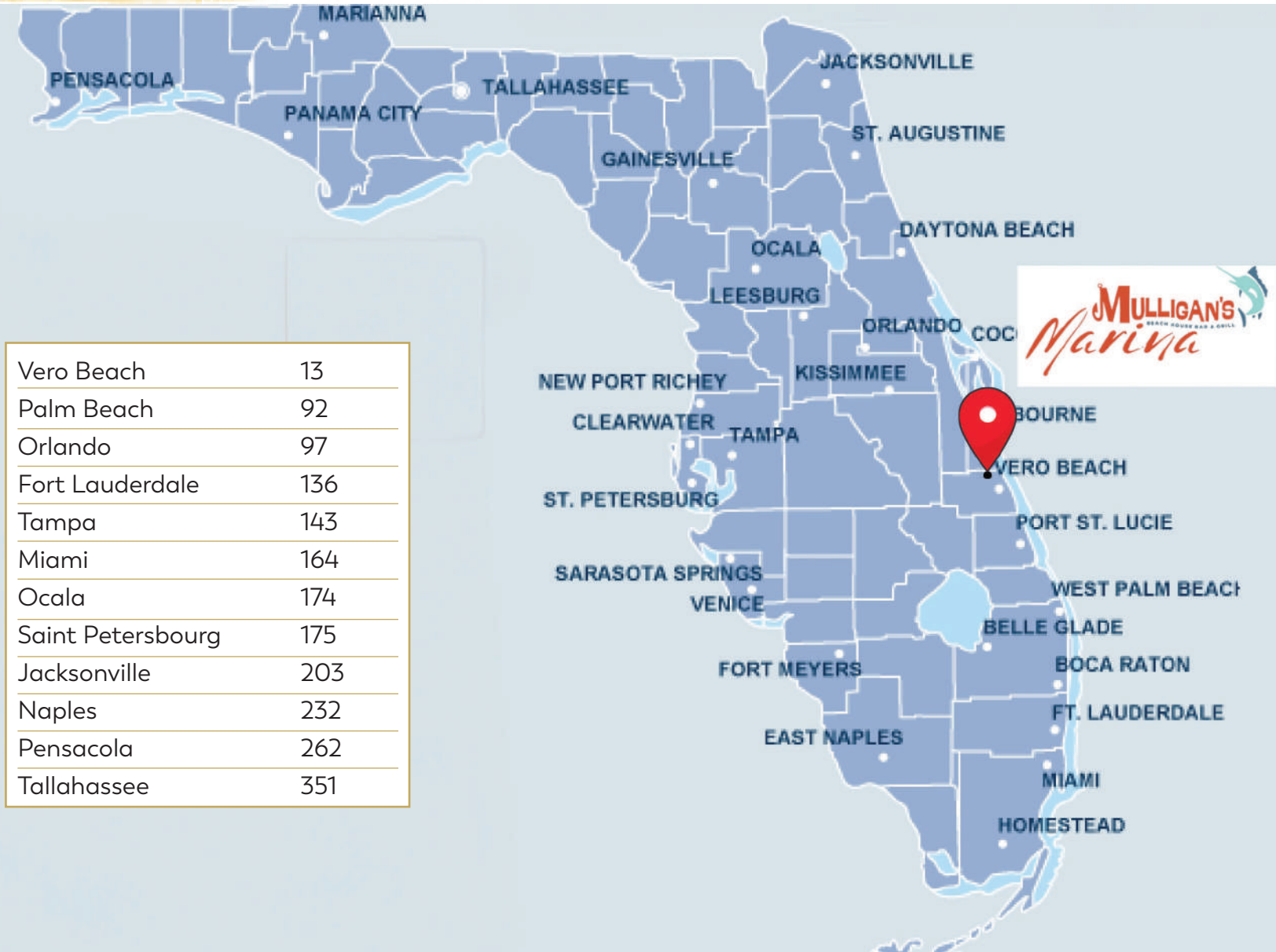
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## DISTANCES TO SEBASTIAN IN MILES



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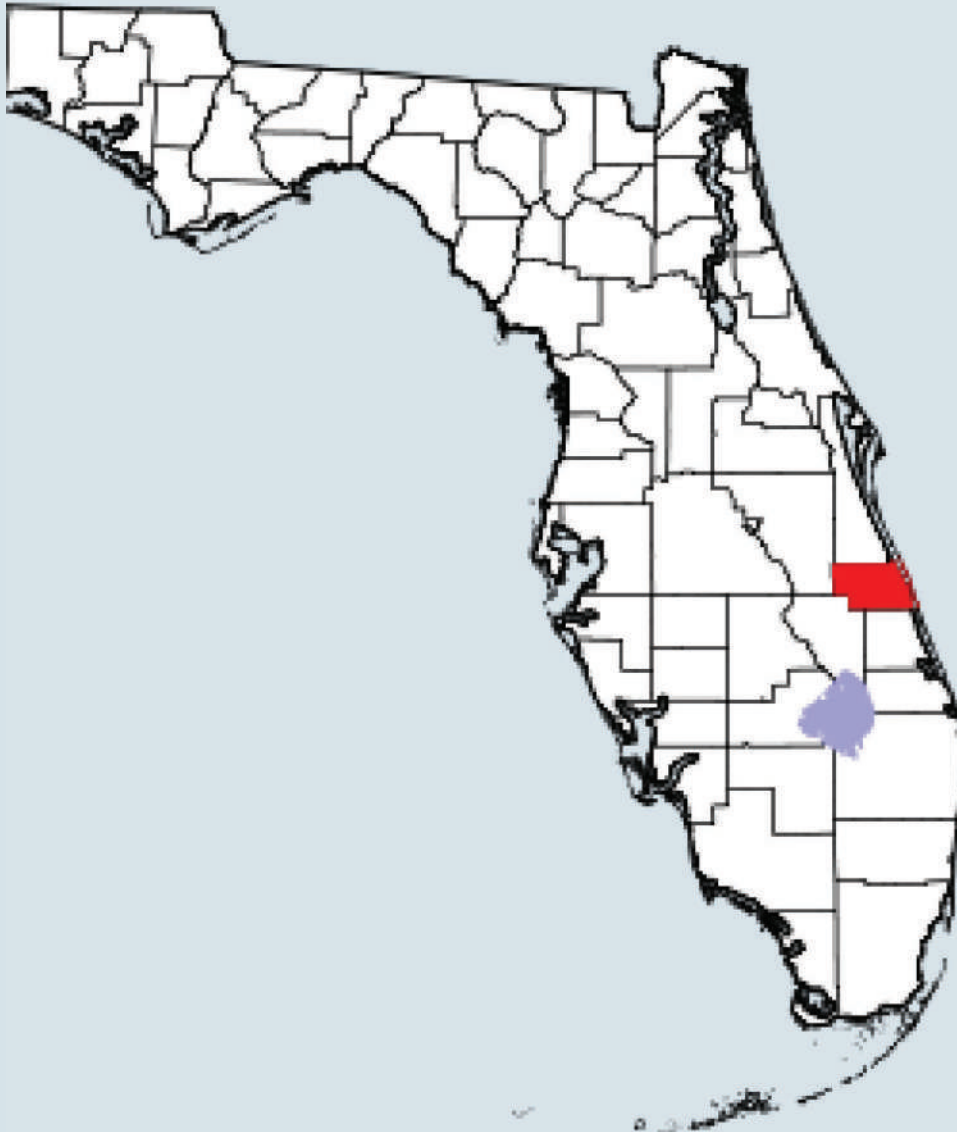
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## FLORIDA HAS NO INCOME TAX



**Attractions:** The county is famous for its beautiful beaches, cultural venues like the Vero Beach Museum of Art, and natural reserves such as the Pelican Island National Wildlife Refuge. The McLarty Treasure Museum and the Environmental Learning Center also offer unique educational experiences.

**Education:** Indian River County is served by the School District of Indian River County, which includes several public schools, along with private and charter school options. The area is also home to the Indian River State College Mueller Campus in Vero Beach.

**Transportation:** Key transportation routes include U.S. Highway 1, Interstate 95, and several state roads, making it accessible for travel and commerce. The county also has small airports like Vero Beach Regional Airport, supporting both private and commercial aviation.



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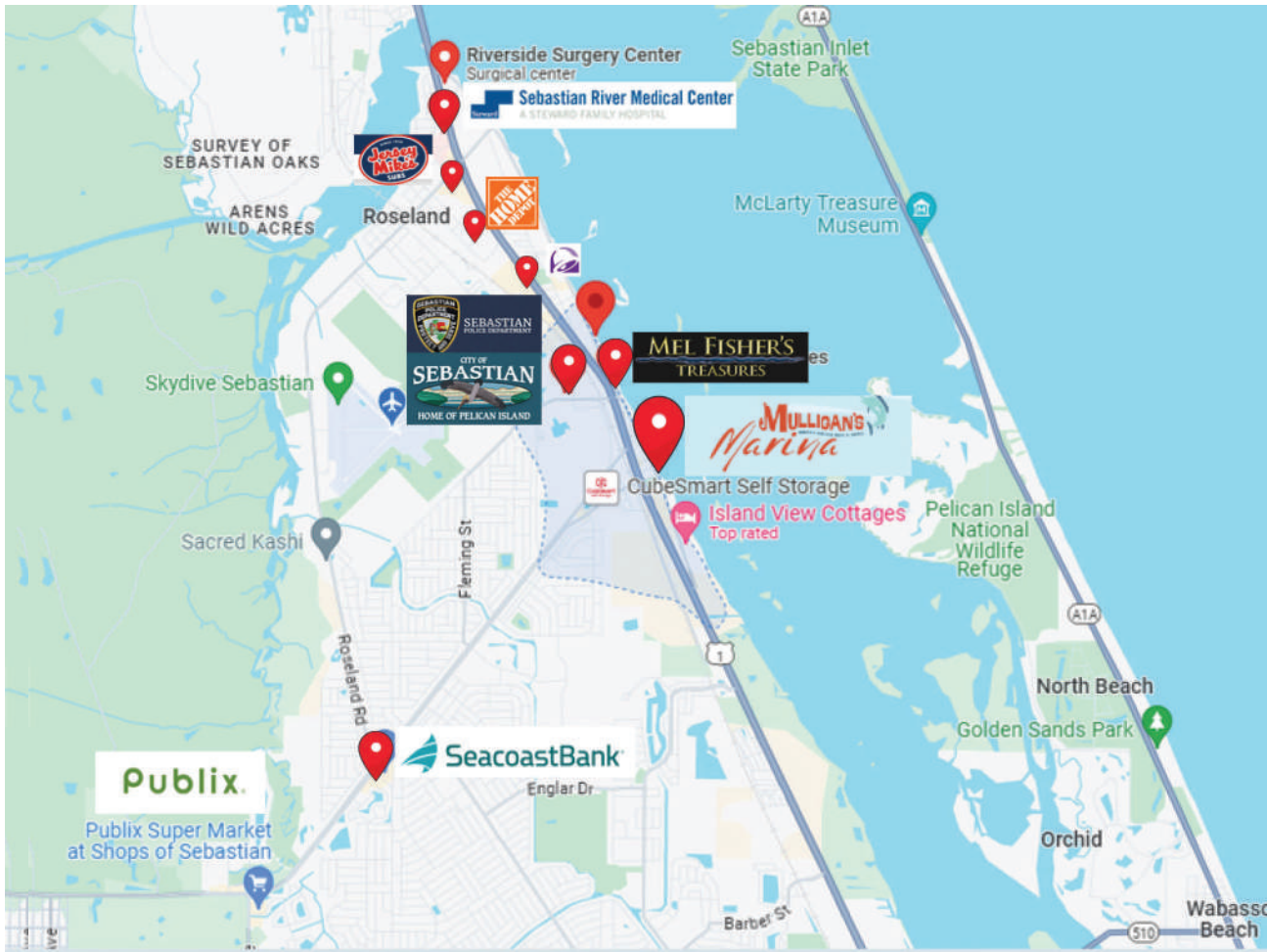
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## CITY OVERVIEW: SEBASTIAN

Sebastian, Florida, offers residents and visitors a combination of natural beauty, outdoor adventure, and community-focused living, making it an attractive place to visit and a wonderful place to live. Here is an overview of the city:



**Geography and Climate:** Situated on the Indian River Lagoon, Sebastian is known for its stunning riverfront and access to the Atlantic Ocean via the Sebastian Inlet, which is famous among surfers and anglers. The climate is typically Floridian with hot, humid summers and mild, pleasant winters, making it ideal for outdoor activities year-round.

**Economy and Employment:** The economy in Sebastian is largely driven by tourism, healthcare, retail, and the citrus industry, which has historically been a significant economic contributor. Local businesses thrive on the tourism that comes with fishing, boating, and treasure hunting folklore related to nearby shipwrecks.

**Culture and Community:** The city hosts numerous events throughout the year, including the Sebastian Clambake, which celebrates local history, seafood, and community spirit. Arts and culture are celebrated with various galleries and the Riverside Theatre in nearby Vero Beach.



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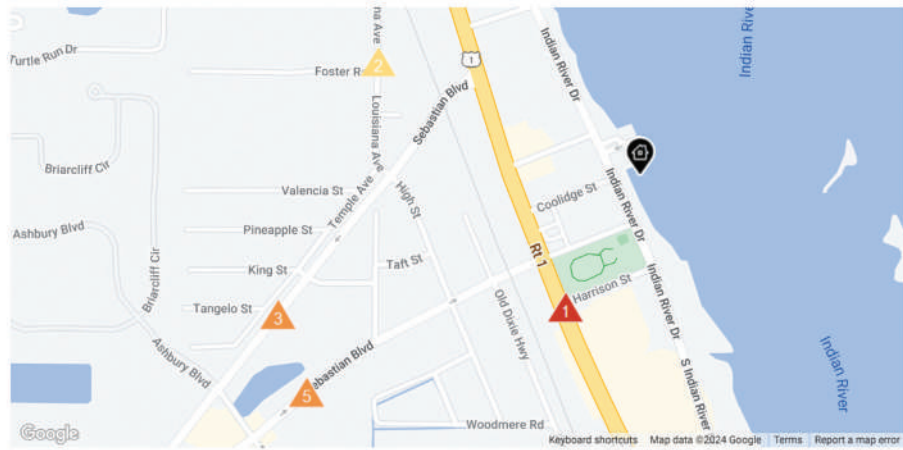
# SEBASTIAN TRAFFIC COUNT AND DEMOGRAPHIC



Property Report

806 Indian River Dr, Sebastian, FL 32958

## Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

Location	2023 Est. daily traffic counts	Street	Cross	Cross Dir	Dist	Historical counts																		
1	25,707	US Hwy 1	Harrison St	NW	0.01 miles	<table border="1"> <thead> <tr><th>Year</th><th>Count</th><th>Type</th></tr> </thead> <tbody> <tr><td>2005</td><td>25,500</td><td>AA DT</td></tr> <tr><td>2000</td><td>21,500</td><td>AA DT</td></tr> <tr><td>1997</td><td>22,500</td><td>AA DT</td></tr> </tbody> </table>	Year	Count	Type	2005	25,500	AA DT	2000	21,500	AA DT	1997	22,500	AA DT						
Year	Count	Type																						
2005	25,500	AA DT																						
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1997	22,500	AA DT																						
2	851	Louisiana Avenue	Foster Rd	S	0.01 miles	<table border="1"> <thead> <tr><th>Year</th><th>Count</th><th>Type</th></tr> </thead> <tbody> <tr><td>2022</td><td>1,100</td><td>AA DT</td></tr> <tr><td>2021</td><td>700</td><td>AA DT</td></tr> <tr><td>2020</td><td>700</td><td>AA DT</td></tr> <tr><td>2019</td><td>700</td><td>AA DT</td></tr> <tr><td>2018</td><td>850</td><td>AA DT</td></tr> </tbody> </table>	Year	Count	Type	2022	1,100	AA DT	2021	700	AA DT	2020	700	AA DT	2019	700	AA DT	2018	850	AA DT
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2022	1,100	AA DT																						
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2020	700	AA DT																						
2019	700	AA DT																						
2018	850	AA DT																						
3	7,224	Sebastian Boulevard	Tangelo St	W	0.02 miles	<table border="1"> <thead> <tr><th>Year</th><th>Count</th><th>Type</th></tr> </thead> <tbody> <tr><td>2022</td><td>7,100</td><td>AA DT</td></tr> <tr><td>2021</td><td>7,100</td><td>AA DT</td></tr> <tr><td>2020</td><td>7,200</td><td>AA DT</td></tr> <tr><td>2019</td><td>7,500</td><td>AA DT</td></tr> <tr><td>2018</td><td>7,500</td><td>AA DT</td></tr> </tbody> </table>	Year	Count	Type	2022	7,100	AA DT	2021	7,100	AA DT	2020	7,200	AA DT	2019	7,500	AA DT	2018	7,500	AA DT
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2018	7,500	AA DT																						
4	6,409	Fellsmere Rd	S Wimbrow Dr	SW	0.09 miles	<table border="1"> <thead> <tr><th>Year</th><th>Count</th><th>Type</th></tr> </thead> <tbody> <tr><td>2020</td><td>6,400</td><td>AA DT</td></tr> <tr><td>2000</td><td>14,264</td><td>AA DT</td></tr> <tr><td>1998</td><td>10,934</td><td>AA DT</td></tr> <tr><td>1997</td><td>13,700</td><td>AA DT</td></tr> <tr><td>1996</td><td>11,200</td><td>AA DT</td></tr> </tbody> </table>	Year	Count	Type	2020	6,400	AA DT	2000	14,264	AA DT	1998	10,934	AA DT	1997	13,700	AA DT	1996	11,200	AA DT
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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4/21/2024



## Trade Area Report

Sebastian, FL 32958

### Criteria Used for Analysis

Median Household Income  
**\$61,711**

Median Age  
**55.6**

Total Population  
**29,203**

1st Dominant Segment  
**Midlife Constants**

### Consumer Segmentation

Life Mode  
What are the people like that live in this area?

GenXurban  
Gen X in middle age; families with fewer kids and a mortgage

Urbanization  
Where do people like this usually live?

Suburban Periphery  
The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

### Top Tapestry Segments

	Midlife Constants	Senior Escapes	The Great Outdoors	The Elders	Urban Edge Families
% of Households	7,481 (56.0%)	3,816 (28.6%)	1,506 (11.3%)	383 (2.9%)	178 (1.3%)
% of Indian River County	11,339 (15.5%)	7,949 (10.9%)	5,485 (7.5%)	9,811 (13.4%)	3,245 (4.4%)
Lifestyle Group	GenXurban	Senior Styles	Cozy Country Living	Senior Styles	Sprouting Explorers
Urbanization Group	Suburban Periphery	Semirural	Rural	Suburban Periphery	Urban Periphery
Residence Type	Single Family	Single Family, Mobile Homes or Seasonal	Single Family	Single Family, High-Rise, Mobile Homes or Seasonal	Single Family
Household Type	Married Couples Without Kids	Married Couples Without Kids	Married Couples	Married Couples Without Kids	Married Couples
Average Household Size	2.31	2.2	2.41	1.72	3.1
Median Age	47.8	56.2	48.3	73.2	33.2
Diversity Index	47.1	55.6	44.5	38.7	88.4
Median Household Income	\$64,700	\$50,000	\$73,600	\$55,100	\$63,100
Median Net Worth	\$191,700	\$163,900	\$235,500	\$316,200	\$107,600
Median Home Value	\$199,700	\$178,300	\$322,900	\$262,100	\$234,400
Homeownership	74.9 %	78 %	81.2 %	82.9 %	64.7 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Sociable, church-going residents. Enjoy movies at home, reading, fishing and golf.	Limited by medical conditions. Travel in the US via guided tours.	Prefer domestic travel to trips abroad. Own pet dogs or cats.	Sociable within a variety of clubs and organizations. Shopping includes apparel and exercise equipment.	Family outings to theme parks are popular. Residents favor fast-food dining places.
Financial	42% receive Social Security, 27% also receive retirement income	Spend within means, don't carry credit card balances	Do-it-yourself oriented and cost conscious	Income derives primarily from Social Security or investments	Spend money carefully; buy necessities
Media	After TV, Radio and newspapers are medias of choice	Get most information from TV and Sunday newspaper	Watch CMT, History Channel, Fox News	Newspapers and magazines are staples for news and entertainment	Listen to Hispanic radio, use the Internet for socializing
Vehicle	Own domestic SUVs, trucks	Maintain older vehicle	Own 4-wheel drive trucks	Drive luxury sedans aged 5+ years	One or two vehicles



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4/25/2024



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