

Catawba Landing Marina - Live Where You Boat



Deb & John Chandler

5226 E. GARDNER RD. PORT CLINTON, OTTAWA COUNTY

JohnChandler@HowardHanna.com

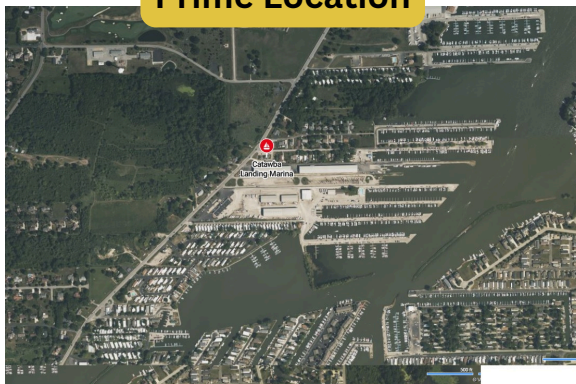
CATAWBA ISLAND TOWNSHIP

440-539-3330

17.8 Blissful acres, mixed use, waterfront, Future home/condo Development

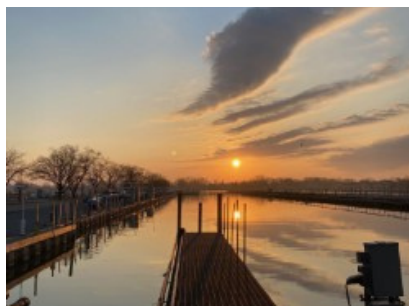
Located on the south end of West Harbor. Proximity to the Bass Island and the Western Basin allows for the finest boating and fishing on Lake Erie!!!

Prime Location



Directions

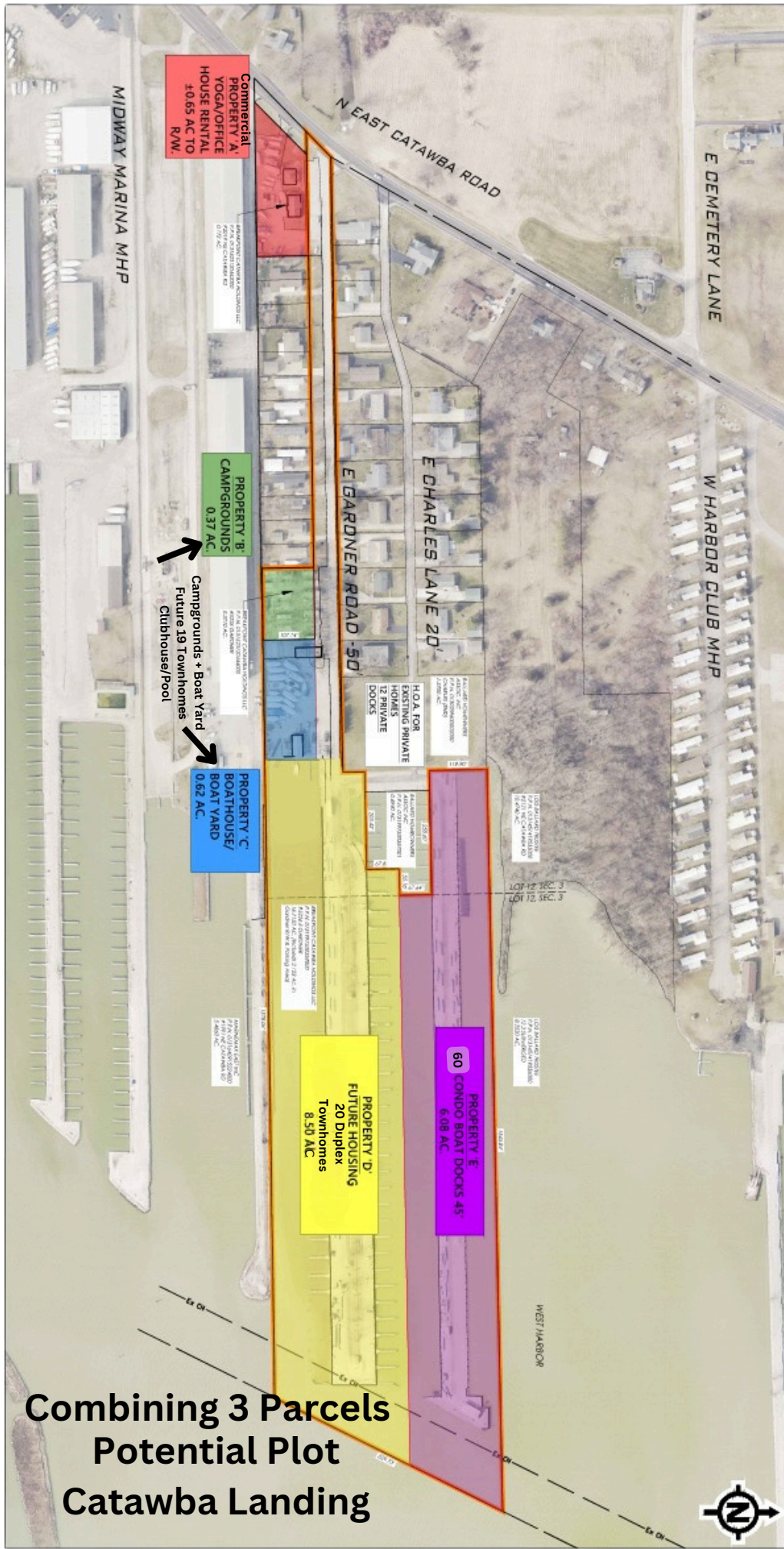
Exit Route 2 at the Catawba Island, Put- In-Bay, State Route 53 North Exit. Proceed North on 53 for 3.5 miles. East side of 53.



- Future Development
- Working Existing Marina, Wide Channel
- 300 Slips, Up to 50' Boats
- Seasonal Rental Income
- 2 Commercial Buildings, Front RTE 53
- Licensed Camp Grounds
- 18 Approved CampSites
- 20 Ton Boat Hoist
- Gas Dock
- Restroom
- Storage
- All Utilities



Real Estate Services



Commercial
PROPERTY A
 YOGA/OFFICE
 HOUSE RENTAL
 10.65 AC TO
 R/W.

PROPERTY B
 CAMPGROUNDS
 0.37 AC

→ Campgrounds + Boat Yard
 Future 19 Townhomes
 Clubhouse/Pool

PROPERTY C
 BOATHOUSE/
 BOAT YARD
 0.62 AC

PROPERTY D
 FUTURE HOUSING
 20 Duplex
 Townhomes
 8.50 AC

PROPERTY E
 60 CONDO BOAT DOCKS 45'
 6.08 AC

**Combining 3 Parcels
 Potential Plot
 Catawba Landing**



3 PARCELS OF MIXED USE, WATERFRONT AND FUTURE DEVELOPMENT

- Prime Waterfront and Commercial Location
- Profitable Development Potential
- Profitable Commercial Business Potential



2 Commercial Buildings, Excellent Location & Business Opportunities



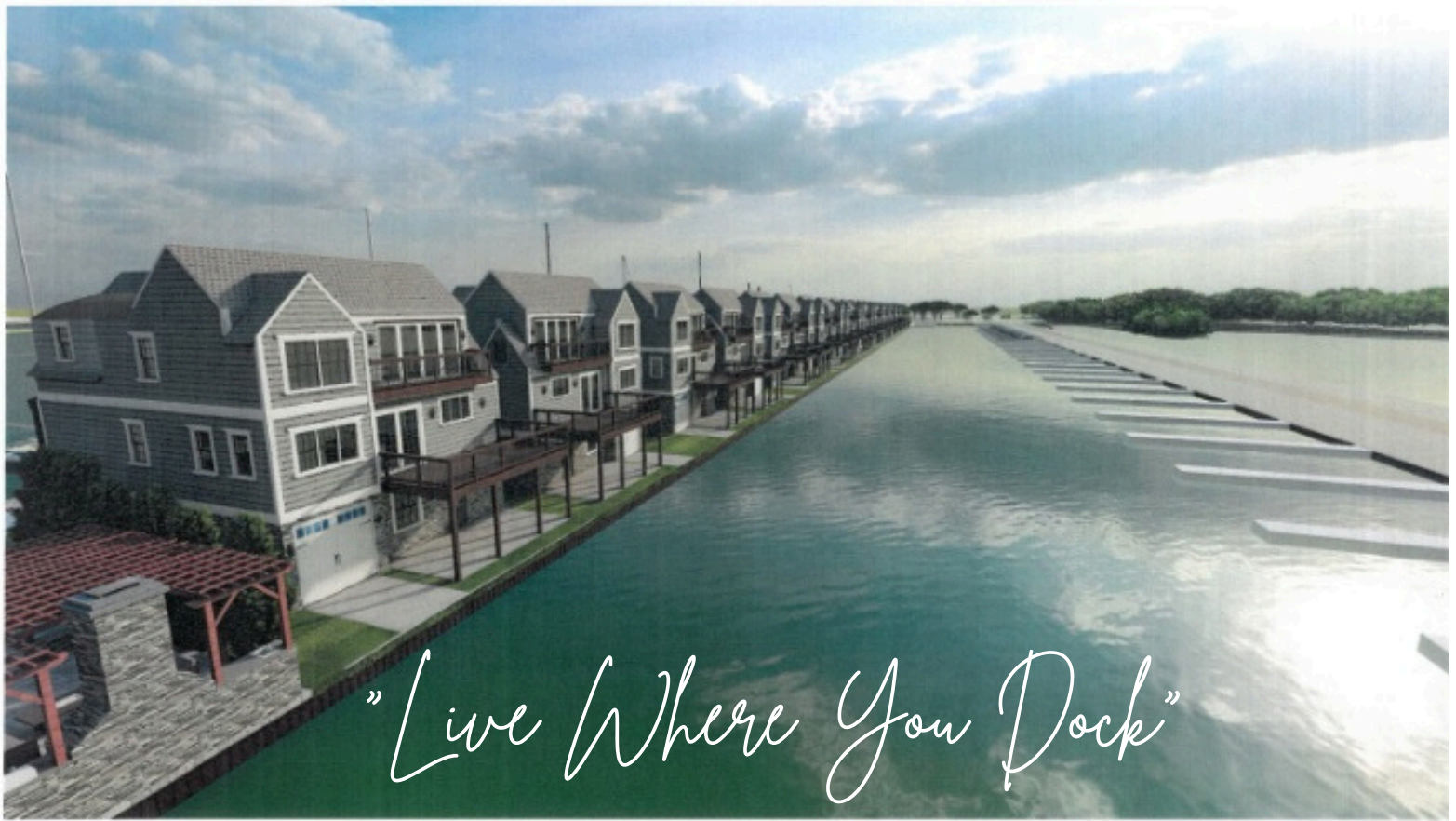
Property A - Fronts NE Catawba Rd (RTE 53)

PP#013-1523120442000

(2 Commercial Buildings)

Zoned C1 Neighborhood Commercial

.772 Acres

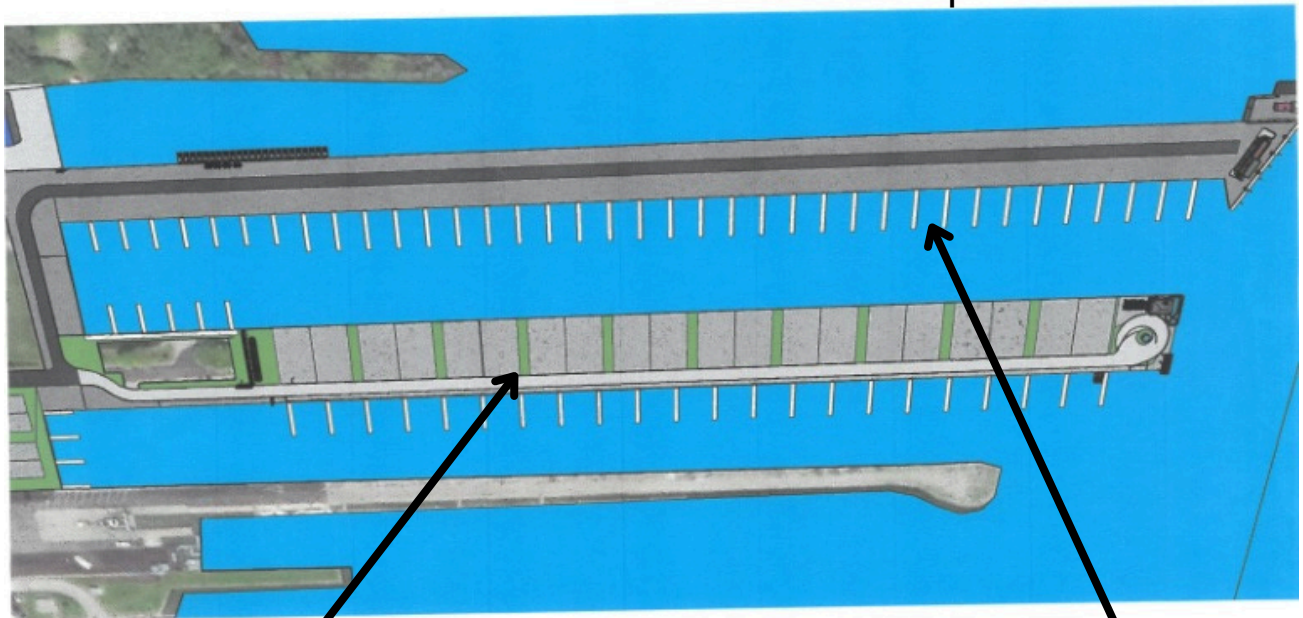


"Live Where You Dock"

PP#013-199753035700 (Boat Yard & 2 Piers)

16.715 acres

Zoned C4 Recreational Commercial,
And Also R4 Residential Development



Properties D & E, Combined

● Proposed 20 Duplex/Condominiums

60 Rental Dock or "Condo Dockaminiums" ●

PP#013-1523120444000

RV/Campgrounds & Boat Yard
Zoned C4 Recreational Commercial
And Also R4 Residential Development .371 acres

Proposed
19 Townhomes,
Pool, Clubhouse
by
Combining
Properties B & C

