



## OFFERING SUMMARY

<b>Total SF</b>	18,000+/- SF
<b>Site Size</b>	5.045+/- Acres
<b>Canal frontage</b>	1,140 +/- feet
<b>Boat Wells</b>	25 covered, 17 outdoor
<b>Sale Price</b>	\$859,000
<b>Sale Terms</b>	Cash, New Mortgage

## PROPERTY OVERVIEW

### Existing Schneiders Marina Property

Endless opportunities on approximately 5 acres along Harsen's Island's South Channel, offering direct deep-water access via canal and panoramic views. Currently operating as a marina with covered and open well storage, fuel service, and light mechanical repair.

This property offers a rare combination of operational income, redevelopment flexibility, and waterfront scarcity on Harsen's Island — ideal for investors seeking both immediate returns and long-term upside.

### Operational Highlights

- **Existing Use:** Active marina with established clientele
- **Facilities:** Covered and open wells, fuel dock, service bay
- **Access:** Prime South Channel access
- **Utilities:** Electric and Municipal water onsite

### Expansion & Redevelopment

- **Marina Growth:** Add mechanical repair bays, expand well count, and increase fuel sales
- **Residential Development:** Utilize excess land for multiple dwellings with private covered boat wells
- **Modernization:** Redevelop aging structures to enhance storage and efficiency
- **Full Redevelopment Option:** Transition to residential canal-front community with private boat houses



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**LISTING AGENT:**  
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# MARINA REDEVELOPMENT OPPORTUNITY FOR SALE

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