

Waterfront Leased Investment

201 & 203 Main St., Morro Bay, CA

FOR SALE



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641 Higuera Street, Suite 201
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805.543.1801
Updated: 6/16/2025

McCarty  **Davis**
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 201 & 203 Main St. and the leasehold interest in Bay Front Marina in Morro Bay providing multiple income streams while also allowing the opportunity to own a residence on the waterfront. The property consists of 3 residences, 2 private offices, and +/- 28 boat slips. There is a large demand for boat slips in Morro Bay with virtually zero vacancy in the last 11 years.

Property Facts

- +/- 28 Income producing boat slips
- 3 Fully leased residences
 - (1) 1 bed/1bath
 - (1) 3 bed/1bath
 - (1) 2 bed/1bath w/ office
- 2 Fully leased office spaces
- Bathroom/Shower facilities for marina tenants
- Laundry facility for tenants

Financials

Sale Price: \$3,650,000

Price Improvement: \$3,550,000

Additional Info.

Due diligence packet available upon request

This is the purchase of two parcels, the upland parcel, owned in fee, and the leasehold interest, which includes Bay Front Marina, with 29 years remaining on the current lease



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**House #1
(Recently Remodeled)
1 Bed/ 1 Bath**

**House #2
3 Bed/ 1 Bath**

**House #3
2 Bed/ 1 Bath
w/ office**

**Bathroom Facility
for Marina**

**Large Single
Office**

**Large Single
Office**

***a portion of this
building is NOT a
part of the
leasehold interest
(Approximate area not
included)**

+/- 28 Boat Slips

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Bay Front Marina



****Photo taken looking south from the famous Morro Rock. As you can see slip space is limited in The Bay.***

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**For More
Information**

*To schedule a
showing please
call or email us.
Our contact
information is
below and we
look forward to
talking to you.*



*The information contained herein has been obtained from the owner of the property or from other sources deemed reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.*

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