

Myakka River

0.5 miles to Myakka River

KERRINGAN CIRCLE

EL JOBEAN ROAD - AADT 34,853#



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# GULF COAST MARINE CENTER

3.4± ACRE TURNKEY MARINA & COMMERCIAL WATERFRONT LAND - PORT CHARLOTTE, FL

# PROPERTY SUMMARY

**Property Address:** 4240 El Jobean Road  
Port Charlotte, FL 33953

**County:** Charlotte

**Property Type:** Turnkey Marina & Commercial  
Waterfront Land

**Property Size:** 3.4± Acres

**Building Size:** 6,071± Sq. Ft.

**Zoning:** Commercial General (CG)  
Mobile Home Community (MHC)

**Future Land Use:** Commercial  
Low Density Residential

**Tax Information:** \$34,837 (2024)

**STRAP Number:** 402128279001; 402128277002;  
402128282005; 402128282002;  
402128282001

LIST PRICE:

**\$9,999,999**

Pricing includes Real Estate and Business

*(Current inventory negotiable with purchase)*

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

# SALES EXECUTIVES



**Christi Pritchett, CCIM**  
Broker Associate



**Thomas Sear**  
Research & Sales Associate



**DIRECT ALL OFFERS TO:**

**Christi Pritchett, CCIM** - [cpritchett@lsicompanies.com](mailto:cpritchett@lsicompanies.com)

**Thomas Sear** - [tsear@lsicompanies.com](mailto:tsear@lsicompanies.com)

(941) 916-9525

## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## EXECUTIVE SUMMARY



LSI Companies is pleased to present an exceptional opportunity to acquire Gulf Coast Marine Center, a premier full-service marina located along El Jobean Road in Port Charlotte, FL.

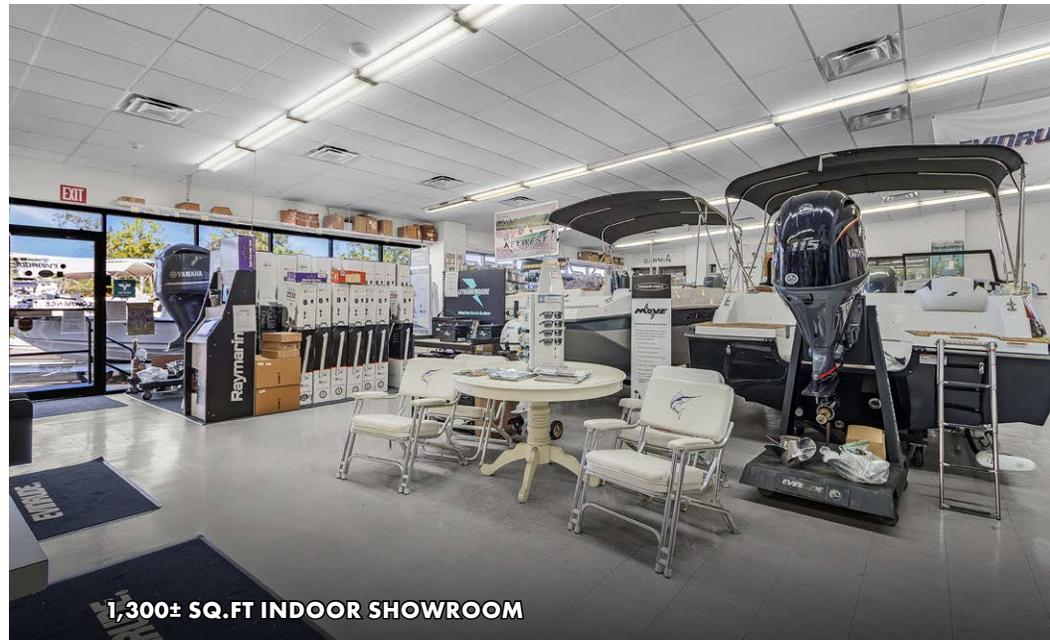
Strategically positioned with ocean access via Myakka Sound and Charlotte Harbor, this 3.4± acre property offers a fully operational marina, boat dealership, service center, and dry rack storage slips. This is an ideal property for marine enthusiasts and investors seeking a turnkey Marina in a thriving coastal market with value-add opportunity.

- 80 Dry Dock Slips in Enclosed Storage Facility
- 6000± Sq. Ft. Building
- 2.5± Acres of Outdoor Storage
- 755± Linear Feet of Deep-Water Canal Frontage

# SHOWROOM



STOREFRONT WITH NEW BOAT DISPLAY



1,300± SQ. FT INDOOR SHOWROOM



FRONT COUNTER



OFFICE

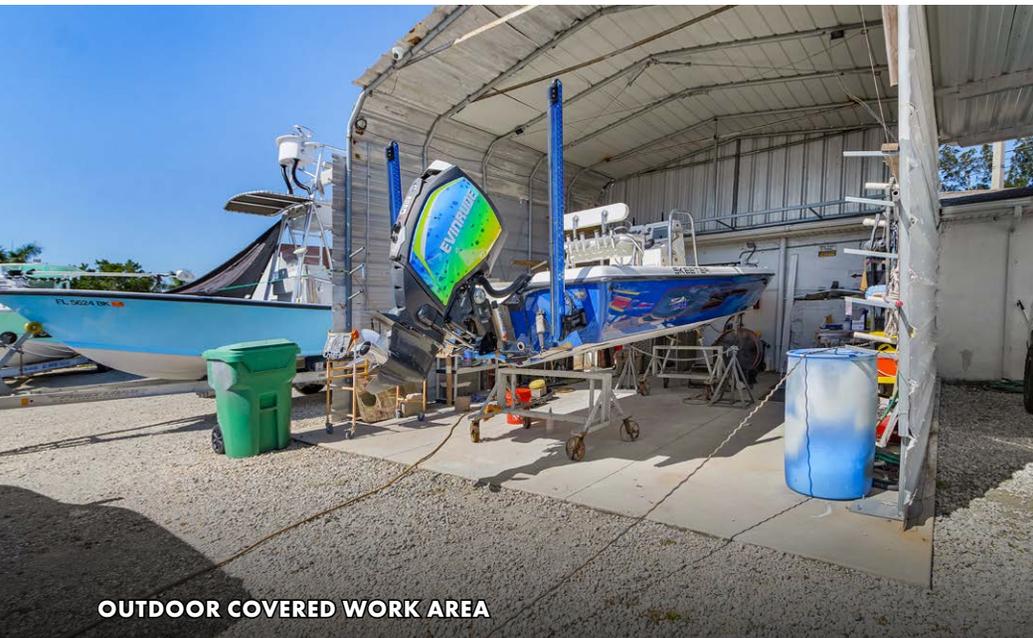
## SERVICE CENTER



**CERTIFIED SERVICE CENTER OFFERING ENGINE REPAIR, FIBERGLASS & GEL COAT REPAIR, PROP RECONDITIONING, ELECTRONICS & NAVIGATION SYSTEMS, AND TRAILER REPAIR**



**SERVICE CENTER**

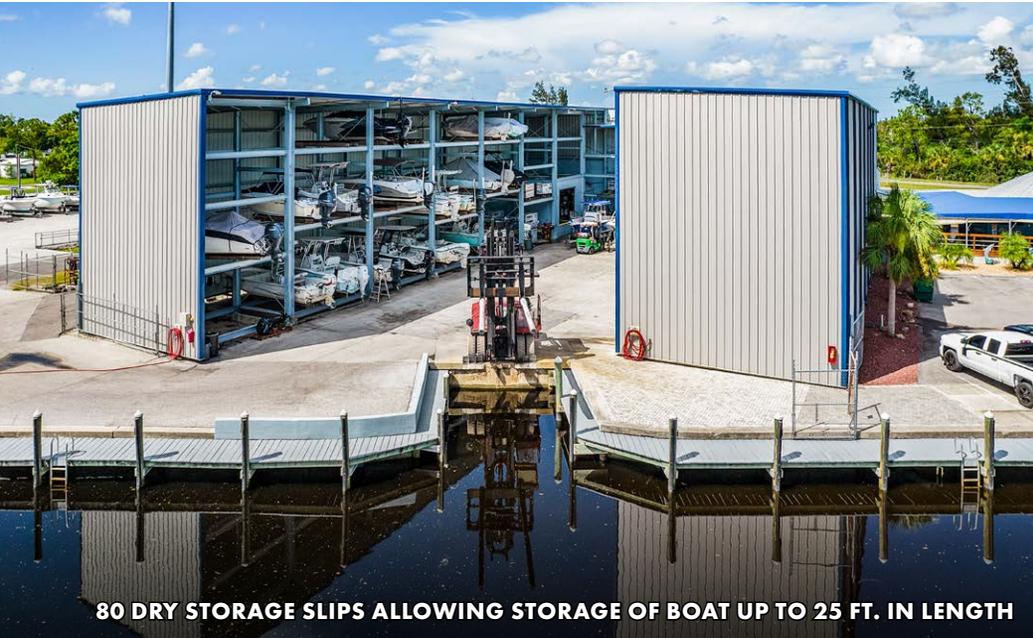


**OUTDOOR COVERED WORK AREA**



**PARTS STORAGE**

## STORAGE OPERATIONS



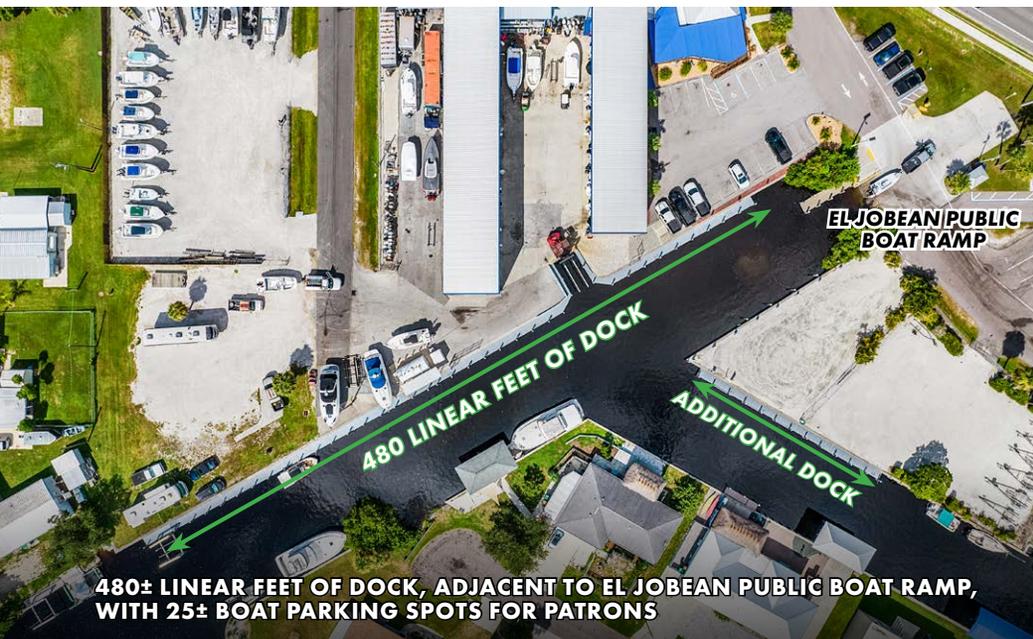
## LAUNCH OPERATIONS & FUEL



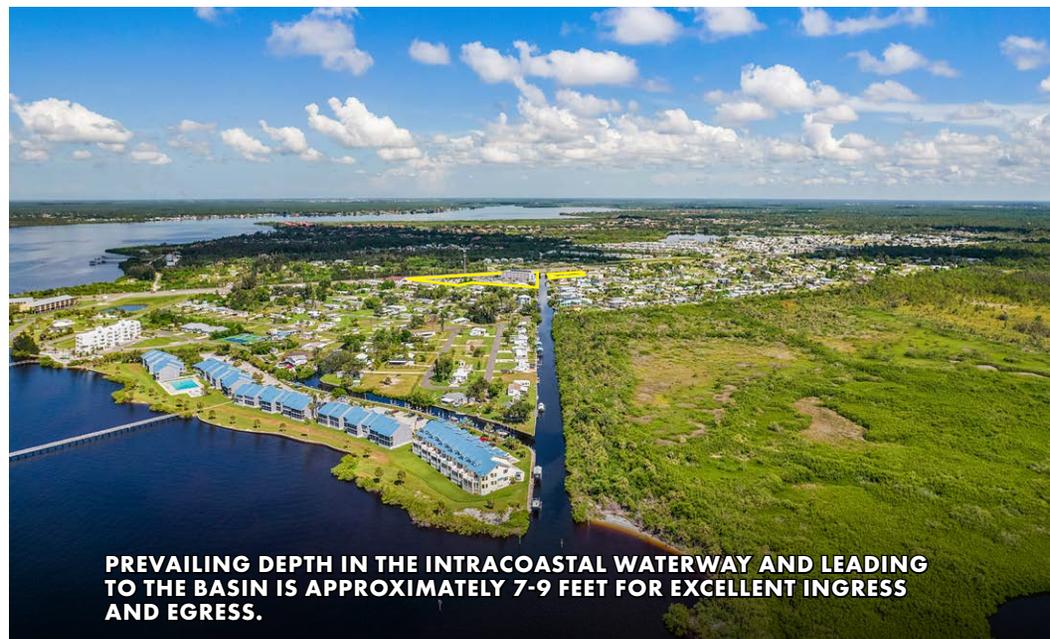
**FORKLIFT HAULS VESSELS UP TO 35' FOR SURVEYS, BOTTOM PAINTING, STORAGE, AND SERVICE**



**FUEL DOCK**



**480± LINEAR FEET OF DOCK, ADJACENT TO EL JOBEAN PUBLIC BOAT RAMP, WITH 25± BOAT PARKING SPOTS FOR PATRONS**



**PREVAILING DEPTH IN THE INTRACOASTAL WATERWAY AND LEADING TO THE BASIN IS APPROXIMATELY 7-9 FEET FOR EXCELLENT INGRESS AND EGRESS.**

## TIKI BAR

*Operated independently and rent is paid to the owner.*





Myakka River



THE PAPER COMPANY



EL JOBEAN ROAD - AADT 34,853±

EL JOBEAN PUBLIC BOAT RAMP

KERRINGAN CIRCLE

ADDITIONAL DOCK

480 LINEAR FEET OF DOCK

WOODSTOCK ROAD





PORT CHARLOTTE

Myakka River

EL JOBEAN  
PUBLIC  
BOAT  
RAMP

KERRINGAN CIRCLE

776

EL JOBEAN ROAD - AADT 34,853±

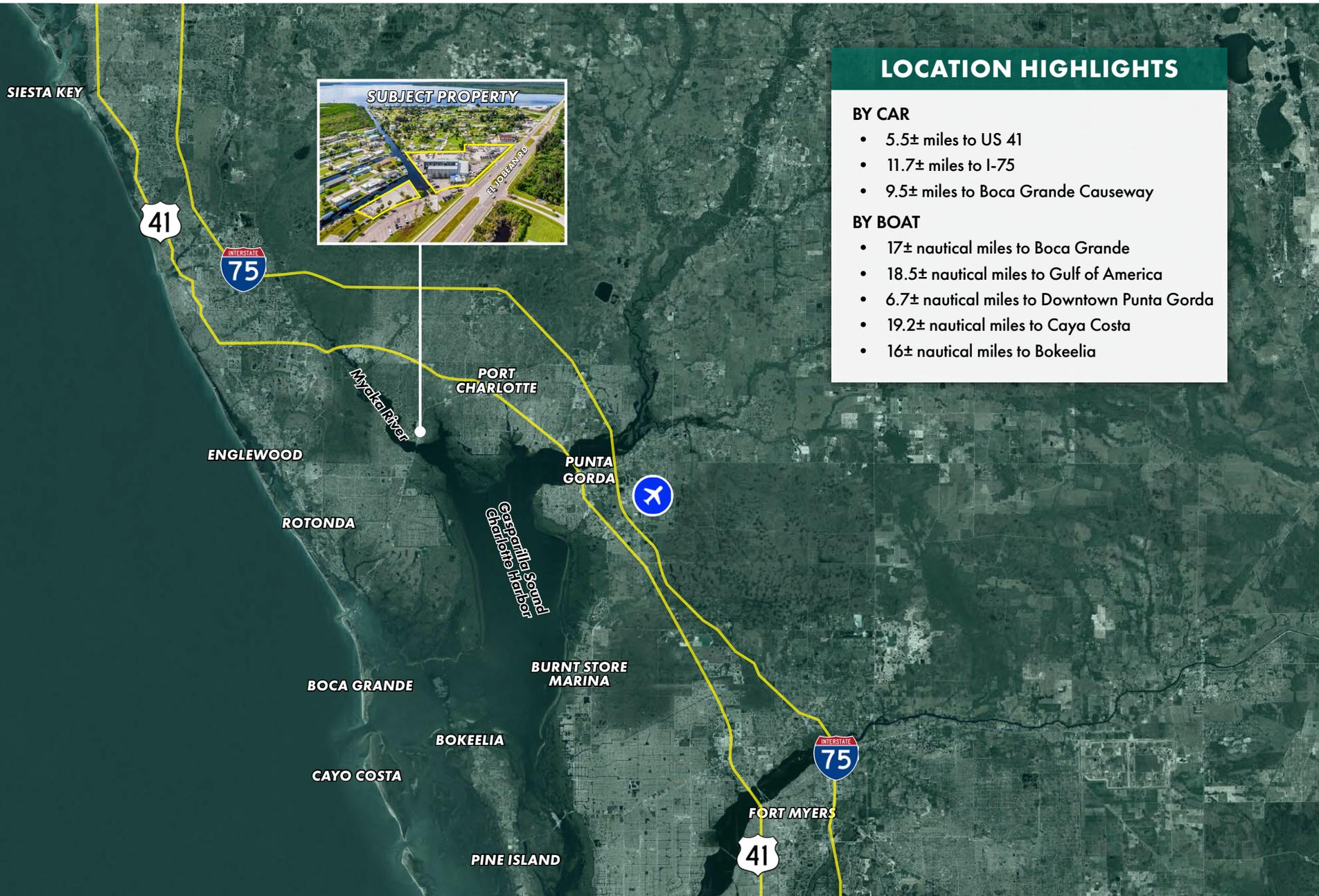
WOODSTOCK ROAD

THE PAPER  
COMPANY

CHARLOTTE  
COUNTY  
FIRE & EMS



## LOCATION MAP



### LOCATION HIGHLIGHTS

#### BY CAR

- 5.5± miles to US 41
- 11.7± miles to I-75
- 9.5± miles to Boca Grande Causeway

#### BY BOAT

- 17± nautical miles to Boca Grande
- 18.5± nautical miles to Gulf of America
- 6.7± nautical miles to Downtown Punta Gorda
- 19.2± nautical miles to Caya Costa
- 16± nautical miles to Bokeelia





# LSI

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## COMPANIES

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