

**FOR SALE**

# **GLADES BOAT STORAGE**



**OFFERING MEMORANDUM**

**GLADES BOAT STORAGE | 2152 Boat Yard Road, Moore Haven, FL 33471**



## Confidentiality & Disclaimer Statement

**This is a confidential Offering Memorandum** intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property, has been prepared by REMAX REALTEC Group, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

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Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior authorization from REMAX Realtec Group, LLC.

### Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

### Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the broker's knowledge. Please see broker contact information below to schedule a tour.

### Contact

Daniel Nelson  
Investment Broker/Realtor  
+1 813 323 3353  
[Daniel@RemaxCommercialRealty.net](mailto:Daniel@RemaxCommercialRealty.net)





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# The Offering

RE/MAX Commercial proudly presents a rare gem nestled in the heart of Moore Haven in Glades County, Florida. Glades Boat Storage, Inc., a premier 13-acre owner-operated facility designed by boaters, for boaters. The business currently operates as a boat storage facility and Florida's only Do-It-Yourself Work Area, fostering a community of boaters helping boaters.

Nestled along the pristine freshwater stretch of the cross-Florida Okeechobee Waterway, at St. Mi. 89, the marina offers a sanctuary for boater's vessels just 11 miles west of Lake Okeechobee. Boasting a location renowned for its "hurricane-proof" status in Florida, with locks in both directions mitigating water surge and eliminating tides, Glades Boat Storage, Inc. stands as a beacon of safety and security for your investment.

Boaters set sail on an extraordinary journey with Glades Boat Storage, the premier destination for secure, hassle-free boating experiences. Located in the picturesque town of Moore Haven, FL, the state-of-the-art marina offers a sanctuary for boaters seeking peace of mind, convenience, and unparalleled service. At Glades Boat Storage, they prioritize the safety and security of boater's vessels above all else.

Vessels in possession are safeguarded in their hurricane-proof facility, equipped with advanced security measures and manned by experienced professionals. The marina boasts top-of-the-line amenities designed to enhance boaters' boating experience. From their 50-ton lift and spacious entry channel to their convenient docks and ample storage options, every aspect of Glades Boat Storage is tailored to meet the needs of discerning boaters.

The property geographical location is Latitude: 26° 47' 22.1489" Longitude: -81° 14' 28.4975". Directions by Road: 12 miles East of Labelle on Highway 80. Turn North on Horseshoe Acres onto Palomino Drive and follow the signs North to the river.

For investors seeking a lucrative opportunity in a thriving market, Glades Boat Storage, Inc., in Moore Haven, Florida, stand as a prime investment ready to be seized. Contact us today to explore these unparalleled opportunities to secure your stake in the future of boating excellence and real estate development.

## Key Investment Highlights

- 13-Acre Boat Storage Facility
- 50-Ton Lift
- 40-Ton Lift
- Overhead Clearance:
- Hurricane Season Preparedness
- Crane Service:
- Sling Time Service
- Do-It-Yourself Work Area
- Inland Storage, fresh water, no tides





# Property Overview



# Property Overview

PROPERTY ADDRESS	2152 Boat Yard Road, Moore Haven, FL 33471
TAX DISTRICT	Glades County
SUBMARKET	City of Moore Haven
PARCEL ID	A29-42-31-A00-005F-0000   A29-42-31-A00-005G-0000
PARCEL SIZE	8 +/- Acres   5 +/- Acres   Totaling 13 +/- Acres
ZONING	Pastureland/Agricultural
LAND USE	SRVC SHOPS   SRVC SHOPS
FUTURE LAND USE	Agriculture
WETLANDS	None
FLOOD ZONE	Zone X
EVACUATION ZONE	D
TOTAL BUILDING SIZE	2,832GF   2,221 GF   625GF   625 SF   4,000 GF
YEAR BUILT	1999   1990   1996   2,004
CONSTRUCTION	Steel   Masonry   Wood Frame   Steel
ACCESS	Full Access off Boat Yard Rd via Florida State Road 80 East
OFFERING PRICE	<b>\$ 10,500,000.00</b>





# 8 Acre Buildings Details

PROPERTY ADDRESS	2152 Boat Yard Road, Moore Haven, FL 33471
TAX DISTRICT	Glades County
SUBMARKET	City of Moore Haven
PARCEL ID	A29-42-31-A00-005F-0000
PARCEL SIZE	8 Acres
ZONING	Pastureland/Agricultural
LAND USE	SRVC SHOPS
TOTAL STRUCTURES	2
WAREHOUSE BUILDING	2,832 SF
WAREHOUSE/OFFICE	2,221 SF
OFFICE	625 SF
APARTMENT	625 SF
YEAR BUILT	1999   1990   1996
CONSTRUCTION	Steel   Masonry   Wood Frame
ACCESS	Full Access off Boat Yard Rd via Florida State Road 80 East



# 5 Acre Buildings Details

**PROPERTY ADDRESS** 2152 Boat Yard Road, Moore Haven, FL 33471

**TAX DISTRICT** Glades County

**SUBMARKET** City of Moore Haven

**PARCEL ID** A29-42-31-A00-005G-0000

**PARCEL SIZE** 5+/- Acres

**ZONING** Pastureland/Agricultural

**LAND USE** SRVC SHOPS

**TOTAL STRUCTURES** 1

**WAREHOUSE BUILDING** 4,000 SF

**YEAR BUILT** 2,004

**CONSTRUCTION** Steel

**ACCESS** Full Access off Boat Yard Rd via Florida State Road 80 East

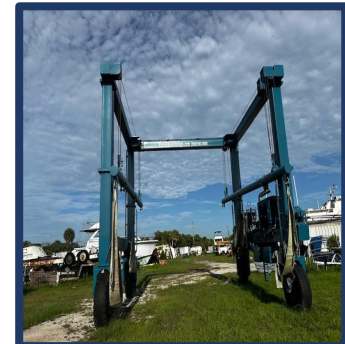
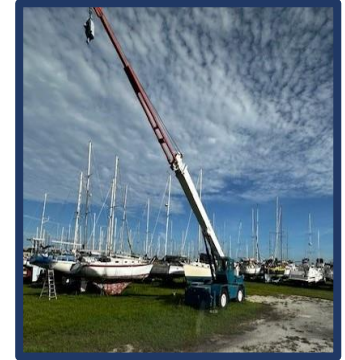




# Equipment Inventory List

Item description	Condition
MARINE TRAVEL LIFT 40 TON	GOOD
MARINE TRAVEL LIFT 50 BFM-11 WITH REMOTE CONTROL	EXCELLENT
MTL – 50 BFM – NEW SLINGS 2024	EXCELLENT
580 E CASE TRACTOR BACKHOE	FAIR
BOAT STANDS (OVER 1600)	GOOD
BUSH HOG – SINGLE SPINDLE	GOOD
2004 SULLIAR AIR COMPRESSOR	GOOD
MASSEY FERG TRACKOR	GOOD
CHEVY FURL TRUCK	GOOD
KABOTA TRACTOR W/ BUCKET KIT	EXCELLENT
KABOTA ZERO TURN DIESEL 72" MOWER	EXCELLENT
ECHO GRASS WEEDER	EXCELLENT
SPECTRUM 60 DIESEL GENERATOR	GOOD

Item description	Condition
POWERSHOT 4000 PSI PRESSURE WASHER	EXCELLENT
TERES TX5119 TELESCOPIC FORKLIFT	GOOD
DR WALKBEHIND TRIMMER	GOOD
GENIE LIFT	GOOD
LORAIN CRANE - BLUE	GOOD
BOX GRADER	GOOD
STORAGE CONTAINER WITH ROLL UP DOORS – CUSTOMER STORAGE	VERY GOOD
500 GALLON DIESEL STORAGE CONTAINER	GOOD
500 GALLON OFF ROAD GAS CONTAINER	GOOD
2024 NEWFRIG/FREEZER FOR EMPLOYEES	EXCELLENT
VACUUM SANDER - FEIN	GOOD
(2) UP TO 2" & 3" SHAFT PROP PULLERS & LARGE WRENCHS	EXCELLENT



# Enhancing Glades Boat Storage

## Additional Opportunities



Enhancing Glades Boat Storage, with several new services aimed at increasing boaters' experience and ensuring customer vessels are maintained to the highest standards will increase profits. These services can include:

- 1. Complete Refinishing, Restoration, and Hull Modifications:** Transform your boat with our comprehensive refinishing services, restore its original beauty, and customize hull modifications to meet your specific needs.
- 2. Fiberglass, Gelcoat, Blister, and Delamination Repair:** Address structural issues effectively with our expertise in fiberglass and gelcoat repairs, ensuring your boat remains seaworthy and visually appealing.
- 3. Awlgrip and Imron Applications:** Achieve a durable and glossy finish with our professional Awlgrip and Imron application services, enhancing both aesthetics and durability.
- 4. Custom Cabinetry and Interior Alterations:** Tailor your boat's interior to your preferences with our custom cabinetry and interior alteration services, maximizing comfort and functionality.
- 5. Bottom Painting, Shaft, and Propeller Work:** Ensure optimal performance with our bottom painting services and expert shaft and propeller maintenance and repairs.
- 6. Engine and Generator Rebuilds and Service:** Keep your boat's engine and generator in prime condition with our rebuild and servicing options, enhancing reliability and performance.
- 7. Complete Electrical Rewiring, Service, and Generator Repair:** Trust our specialists for safe and efficient electrical rewiring, servicing, and generator repairs, ensuring your boat's electrical systems are reliable and up to code.
- 8. Electronic Equipment Sales and Services:** Upgrade your boating experience with cutting-edge electronic equipment from our selection, supported by expert installation and maintenance services.
- 9. Metal Fabrication:** Custom metal fabrication services catered to your boat's specific needs, from structural enhancements to custom fittings.





# PROPERTY PHOTOS



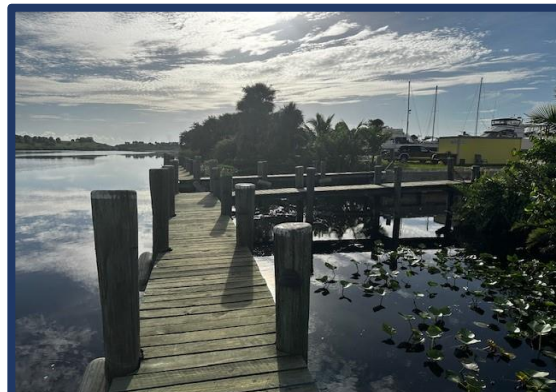
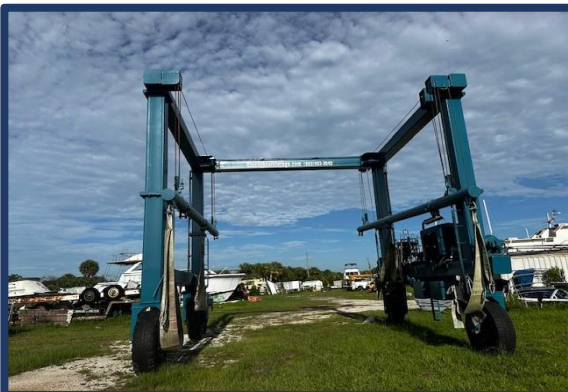


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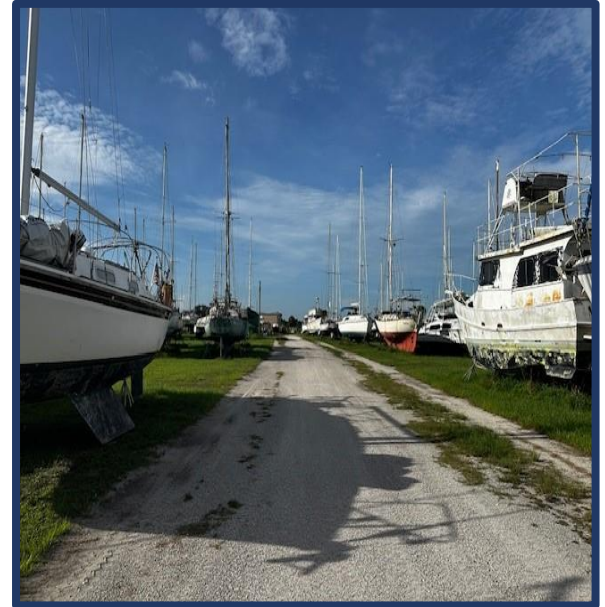


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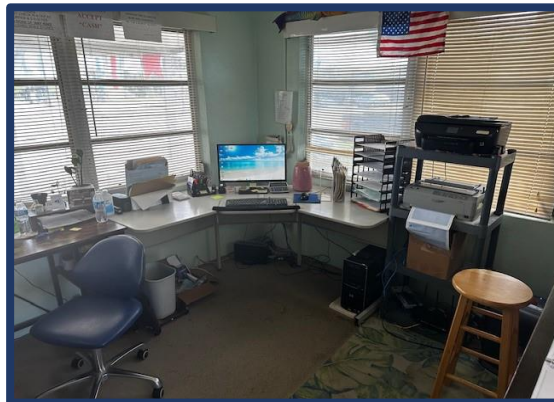


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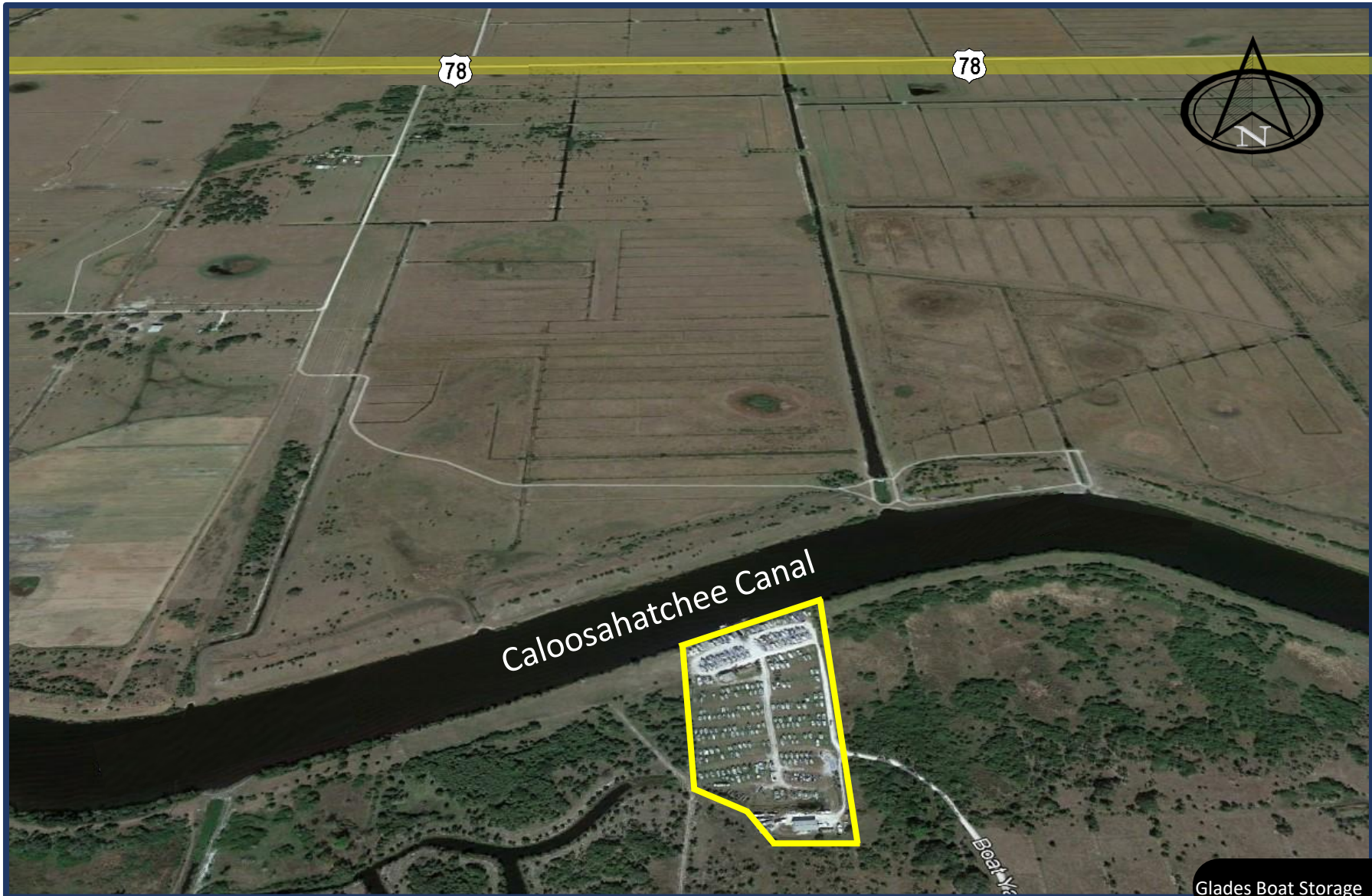




# PROPERTY PHOTOS



# NORTH VIEW





# SOUTH VIEW





# EAST VIEW

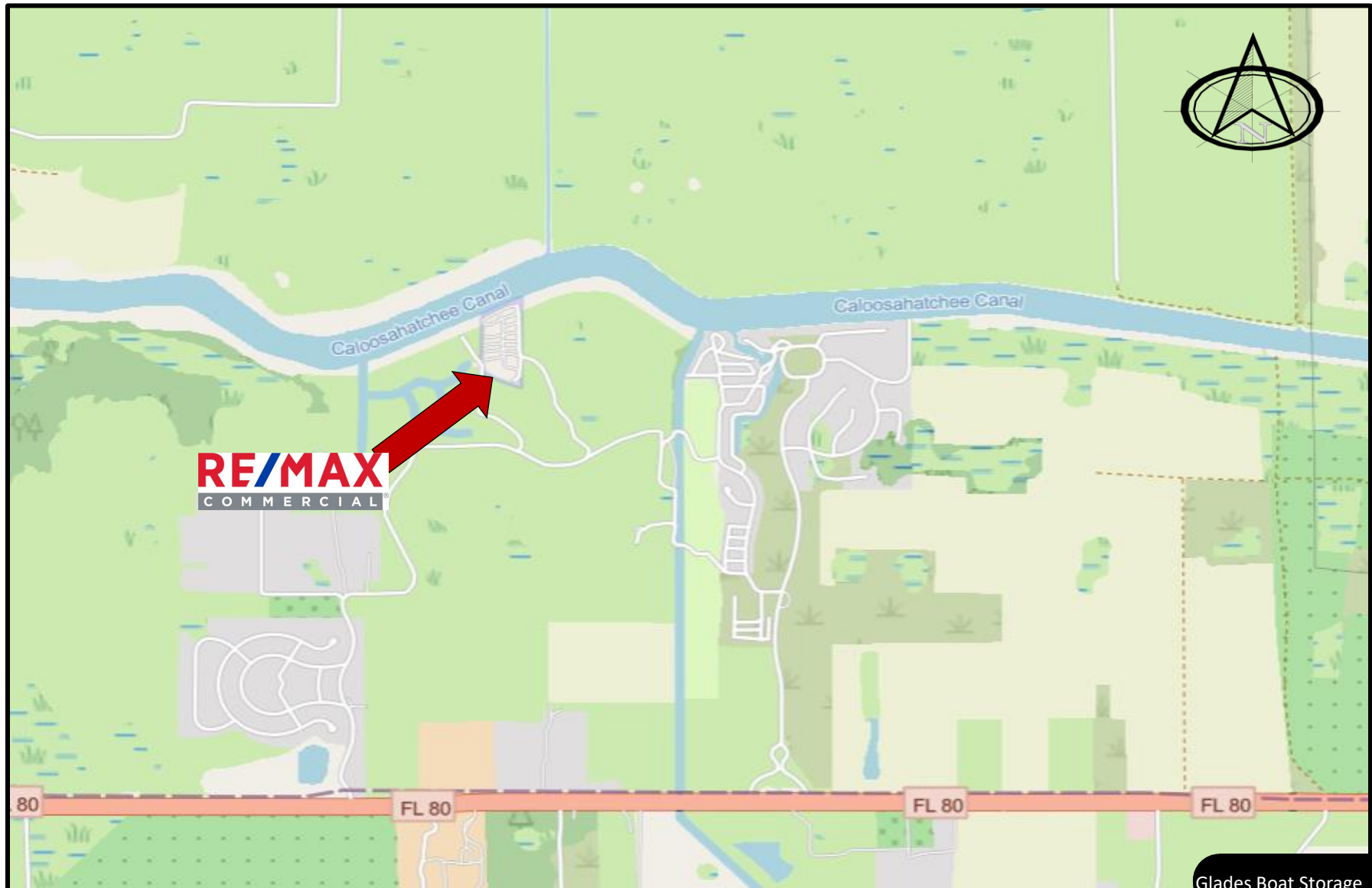




# WEST VIEW

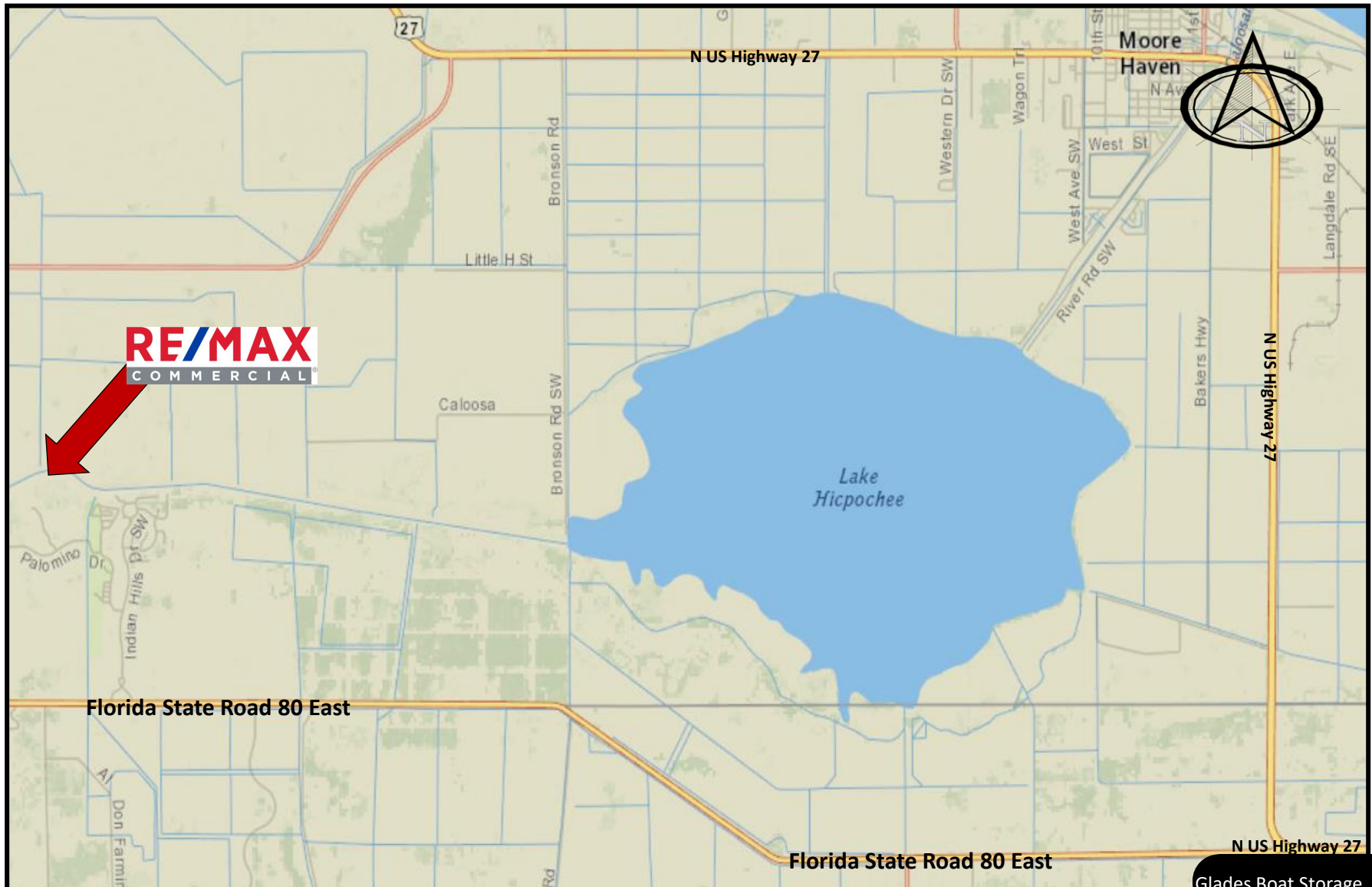


# LOCATION MAPS

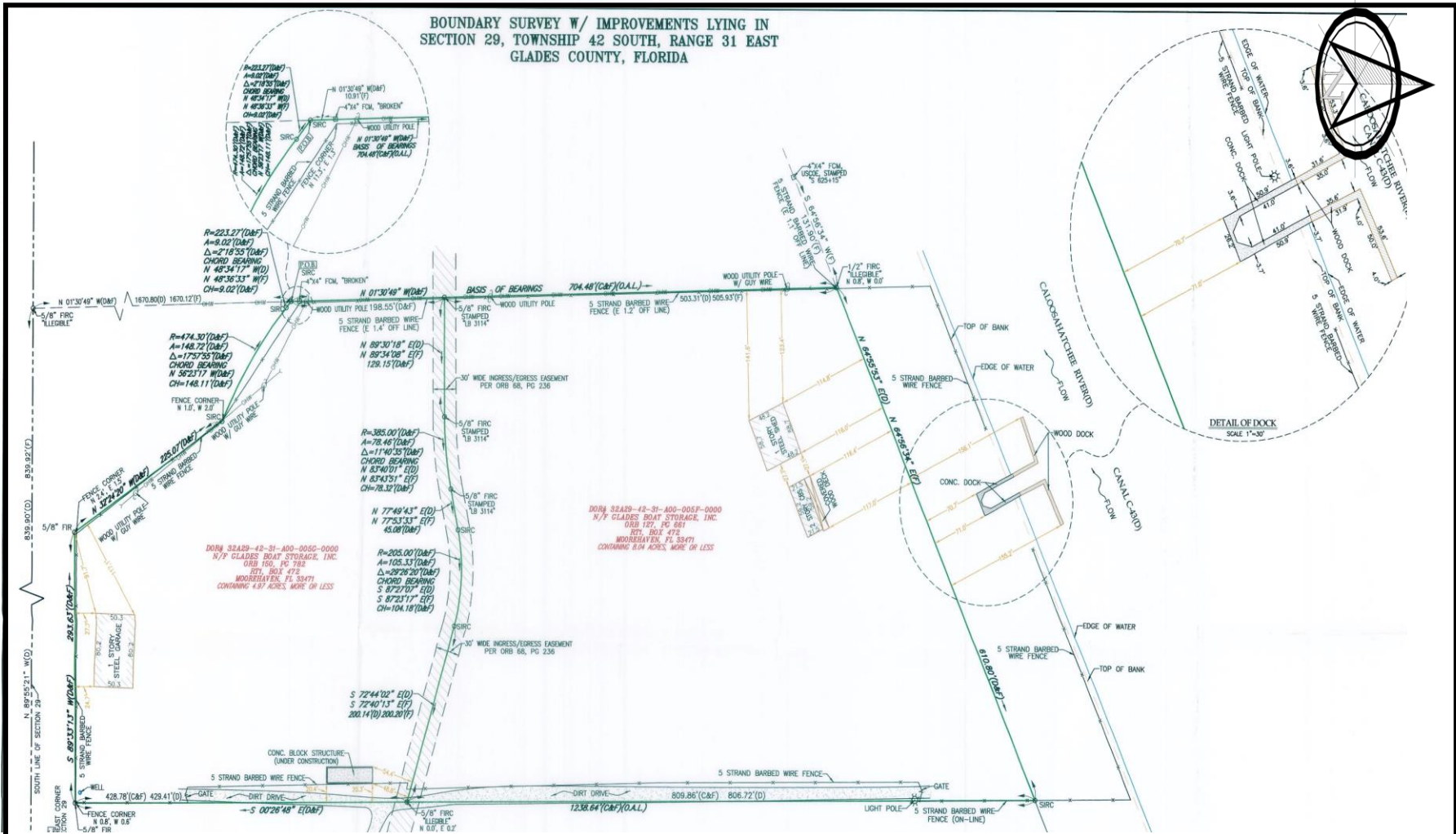




# LOCATION MAPS



**SURVEY – 13 +/- ACRES**





## RATES & INFORMATION

<b>SLING TIME:</b>	Already in Yard Hauled out: All sizes \$155/hr - 1 hr min. for any portion of an hour.
<b>CRANE SERVICE:</b>	\$155 per hour for any portion of an hour - 1 hr min.
<b>HAUL AND LAUNCH:</b>	30' Minimum Charge 16'9" Max Beam, Boats measured - charges length overall including bowsprit, solar panels, swim platform, etc.
<b>SPECIAL HAUL/LAUNCH FOR INSPECTION OR INSPECTION</b>	<p>44' &amp; under \$525.00      45' &amp; over \$600.00 - Minimum 1 hour in sling - each additional hour = \$155.00 to not exceed 2 hours. After 2 hours must block boat in work yard and schedule launch for next day.</p> <p>Haul-out &amp; Block 4 stands      44' &amp; under \$4.25/ft  45' &amp; over \$4.75/ft</p> <p>Launch      44' &amp; under \$4.00/ft  45' &amp; over \$4.50/ft</p>
<b>BLOCKING:</b>	<p>4 stands, blocks or combo - Included in Haul or Move</p> <p>Additional stands (blocks) over 4 - \$6.00 each/month</p> <p>Stand move \$65.00</p> <p>Re-block with lift      Up to 44' equals \$3.00/ft  45' &amp; over equals \$3.50/ft</p>
<b>PRESSURE WASH:</b>	All sizes \$2.50 per foot

# RATES & INFORMATION

## DO IT YOURSELF WORK YARD/AREA

1 vehicle per boat. All work trucks, vans, RV will be charged an additional \$18.00/day if 44' & under and \$20.00/day if 45' & over.

## RENTALS:

Vacuum Sander w/bag	\$45 per day
Tarp Rental	\$10/month per tarp
Dock & Day In & Day Out	\$18 day charge
Work Yard	Boats up to 44' - \$18.00/day Boats 45' & over: \$20/day for up to 2 people, incl. non-potable water.
Work Yard Electric	30amp spot \$15/month minimum charge 50amp spot \$25/month minimum charge
Each Extra Person	\$2.75 per day
Camper-plugged in, stay in or taking up boat yard workspace \$18 per day plus monthly electric charge	

## OUTSIDE CONTRACTORS:

\$40 per day charge to boat owner.

## LONG TERM DRY STORAGE:

Boats under 44' = \$4.50/ft- Boats over 45' = \$5.00/ft per mth w/ 4 stands-\$6.00/mth per extra stand  
\$60/month for electric spot with option for \$95 for two. Includes 1 boat check/month.  
Boat check (excluding mildew preventative) - \$45 (no battery checks). Pump out is an additional \$45.

## MISC. CHARGES:

Vehicle Storage \$50.00 per month, per car  
RV / Trailer \$3.50 per foot per month  
All empty boat trailers \$2.50 per ft. per month  
MOVES 44' & under \$4.25/ft 45' & over \$4.75/ft - All includes re-blocking of 4 stands. Each additional stand \$6.00/each



# Location Overview

Moore Haven, Florida, nestled along the serene shores of Lake Okeechobee, offers a unique blend of small-town charm and natural beauty. Situated in Glades County, Moore Haven serves as the county seat and provides residents and visitors alike with a tranquil retreat from the hustle and bustle of city life. With its rich history as a trading post and hub for the early settlers of South Florida, Moore Haven retains its nostalgic appeal while embracing modern amenities and conveniences.

The picturesque landscape of Moore Haven is dominated by the vast expanse of Lake Okeechobee, the largest freshwater lake in the state of Florida. Boasting abundant opportunities for outdoor recreation, including fishing, boating, and birdwatching, the lake serves as the centerpiece of life in Moore Haven. Residents and visitors can explore the scenic waterfront parks, embark on leisurely boat cruises, or cast a line into the pristine waters in search of trophy bass.

Beyond its natural wonders, Moore Haven offers a close-knit community atmosphere, where neighbors become friends and newcomers are warmly welcomed. The town's historic downtown district features charming shops, local eateries, and cultural landmarks, providing a glimpse into its storied past. With its idyllic setting, friendly ambiance, and abundant recreational opportunities, Moore Haven epitomizes the quintessential Florida lifestyle, making it a truly special place to call home or visit.

## **Location Highlights:**

- **Lake Okeechobee Access:** Moore Haven is located on the shores of Lake Okeechobee, providing easy access to the largest freshwater lake in Florida. Residents and visitors can enjoy a variety of water-based activities such as fishing, boating, kayaking, and birdwatching.
- **Small-Town Charm:** Moore Haven exudes a quaint and welcoming small-town atmosphere, with tree-lined streets, historic buildings, and friendly locals. The town's historic downtown district features unique shops, cozy cafes, and cultural attractions, making it a delightful place to explore.
- **Outdoor Recreation:** Beyond Lake Okeechobee, Moore Haven offers plenty of opportunities for outdoor recreation. The surrounding area is dotted with parks, nature preserves, and recreational areas, ideal for hiking, biking, picnicking, and wildlife viewing.
- **Gateway to the Everglades:** Moore Haven serves as a gateway to the vast wilderness of the Florida Everglades. Nature enthusiasts can embark on guided eco-tours or explore the nearby Big Cypress National Preserve, home to a diverse array of plant and animal species.
- **Rich History:** Moore Haven has a rich history dating back to its days as a trading post and transportation hub for early settlers. Visitors can learn about the town's heritage at local museums, historic sites, and heritage centers.
- **Community Events:** Throughout the year, Moore Haven hosts a variety of community events and festivals that bring residents and visitors together to celebrate local culture, food, music, and traditions.
- These key highlights capture the essence of Moore Haven, making it a charming and vibrant destination for both residents and tourists alike.

# Area Overview

Located in the heart of South Florida, Glades County offers a unique blend of natural beauty, rural charm, and rich heritage. Encompassing approximately 987 square miles, this expansive county is bordered by Lake Okeechobee to the east and the scenic Caloosahatchee River to the west, providing abundant opportunities for outdoor recreation and water-based activities.

Glades County is home to a diverse array of ecosystems, including wetlands, prairies, and cypress swamps, which support a rich variety of plant and animal life. The Fish-eating Creek Wildlife Management Area, Kissimmee Prairie Preserve State Park, and the Okaloacoochee Slough State Forest are just a few of the natural treasures awaiting exploration by outdoor enthusiasts. The county's charming towns and communities, such as Moore Haven, Buckhead Ridge, and Lakeport, offer a relaxed pace of life and a strong sense of community. Residents enjoy access to essential amenities, including schools, healthcare facilities, and locally-owned businesses, while still being within easy reach of larger urban centers like Fort Myers and West Palm Beach.

Glades County also boasts a proud agricultural heritage, with citrus groves, cattle ranches, and sugarcane fields dotting its pastoral landscape. Additionally, the county's strategic location at the crossroads of major transportation arteries, including US Highway 27 and State Road 78, makes it an ideal hub for commerce and industry. Overall, Glades County offers a tranquil retreat from the hustle and bustle of city life, where residents and visitors alike can immerse themselves in the beauty of Florida's natural landscapes, experience genuine Southern hospitality, and enjoy a laid-back lifestyle rooted in tradition and community.

## Glades County Highlights

- **Lake Okeechobee:** Glades County is home to a significant portion of Lake Okeechobee, the largest freshwater lake in Florida. The lake offers a wealth of recreational opportunities, including fishing, boating, kayaking, and birdwatching.
- **Fisheating Creek Wildlife Management Area:** This vast wilderness area is a haven for outdoor enthusiasts, with opportunities for hiking, camping, wildlife viewing, and photography. Fisheating Creek, one of the last remaining free-flowing creeks in Florida, meanders through pristine marshes, cypress swamps, and oak hammocks.
- **Kissimmee Prairie Preserve State Park:** Located in northern Glades County, this expansive preserve protects one of the largest remaining tracts of Florida dry prairie. Visitors can explore miles of hiking trails, enjoy birdwatching and stargazing, and learn about the unique flora and fauna of the prairie ecosystem.
- **Historic Downtown Moore Haven:** The county seat of Glades County, Moore Haven, boasts a charming historic downtown district with quaint shops, cafes, and historic buildings. Visitors can explore local history at the Glades County Historical Society Museum and enjoy scenic views of the Caloosahatchee River from the Riverside Park.
- **Agri-Tourism:** Glades County is known for its rich agricultural heritage, with citrus groves, cattle ranches, and sugarcane fields dotting the landscape. Visitors can experience farm life firsthand by participating in agritourism activities such as u-pick farms, farm tours, and seasonal festivals.
- **Caloosahatchee River:** The western border of Glades County is defined by the scenic Caloosahatchee River, which flows southwestward to the Gulf of Mexico. The river offers opportunities for boating, fishing, and wildlife watching, with several boat ramps and access points along its banks.



# CONTACTS



## GLADES BOAT STORAGE

**Daniel Nelson**  
Licensed Broker Realtor  
Investment Broker  
RE/MAX COMMERCIAL  
813-323-3353 | Direct  
[Daniel@RemaxCommercialRealty.net](mailto:Daniel@RemaxCommercialRealty.net)

**RE/MAX**  
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Commercial Real Estate Division  
RE/MAX REALTEC GROUP LLC  
4175 Woodlands Pkwy.  
Palm Harbor, FL 34685

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