

Exclusive Offering of Simply Marinas



Good Times Marina (Cabins, Restaurant & Boat/RV Storage)

7022 SW Hwy 358, Steinhatchee, FL 32359

Price: \$3,500,000



- ✓ 44 Floating wet slip marina and 23 existing integrated lodging Units
- ✓ Plans to reinstate motel with 73 units - See plans
- ✓ Plus 2 acres with 26 covered boat/RV storage units
- ✓ Another vacant 2-acre site adjacent to the boat/RV storage



For More Information and NDA Contact Exclusive Broker Team:

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Property Overview



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Offering Includes a Total 9+/- Acres

Restaurant/Motel Site

1.7691 Acres

Parcel: 26-09-09-0045-0002-0320

Address: 7004 SW Hwy 358

Boat Storage Site 1.9979 Acres

Parcel: 26-09-09-0045-0000-0420

Address: 181 SW 911 St

Vacant 1.9979 Acres

Parcel: 26-09-09-0045-0000-0670

Address: SW unassigned

3/2 Home 1.9977 Acres

Parcel: 26-09-09-0045-0000-0830

Address: 283 SW 911 St

3/2 Rental 1 Acre

Parcel: 26-09-09-0045-0000-0930

Address: 307 SW 911 St



Investment Highlights

- ✓ **Unique Multi-Parcel Waterfront Offering with Diverse Income Streams**
The offering consists of five parcels totaling approximately 9± acres, including a 1.8± acre waterfront marina and four upland parcels. The property benefits from multiple complementary revenue streams including marina slips, cabin rentals, restaurant and bar operations, boat storage, residential rentals, and significant future development potential.
- ✓ **Established, Income-Producing Marina and Hospitality Asset**
The 2± acre waterfront marina features 44 existing boat slips (49 permitted), active boat rentals, fuel service, boat ramp, and a fish cleaning station. The property also includes 23 high-quality waterfront cabins and a well-established restaurant and bar, creating a vibrant destination for boaters and visitors.
- ✓ **Significant Hospitality Redevelopment Upside**
Ownership has plans in place, with preliminary support from the City, to redevelop and reinstate a 73-unit motel on the marina parcel. This provides a major value-add opportunity to expand lodging capacity and substantially increase revenue.
- ✓ **Additional Boat and RV Storage Income with Expansion Potential**
An upland 2± acre parcel includes 26 covered boat storage units across two bays and outdoor RV storage area. A neighboring vacant 2± acre parcel offers the opportunity to expand storage capacity or pursue additional development.



Investment Highlights

- ✓ **Additional Residential Income and Land Bank Opportunity**
Two additional upland parcels, of approximately 3± acres, include two existing manufactured homes that generate residential rental income. These parcels also provide long-term redevelopment potential for additional residential units, workforce housing, or marina-support uses.
- ✓ **Multiple Revenue Streams Provide Stable and Resilient Cash Flow**
The combination of marina operations, lodging, restaurant and bar, storage income, and residential rentals creates a diversified revenue base that enhances income stability and reduces reliance on any single source.
- ✓ **Compelling Value-Add and Expansion Opportunity**
The offering presents significant upside through motel redevelopment, expansion of boat and RV storage, additional residential units, and operational optimization.
- ✓ **Passive Ownership Opportunity with Professional Management Potential**
The property is currently absentee-owned and operates successfully, presenting an opportunity for continued passive ownership or increased returns through active management and institutional operational efficiencies.



Cabin Photos

Phoenix Cabin 1 & 2

- Sleeps 7 people
- 2 bedrooms, 1 bath
- 1 king bed, 1 queen/twin bunk bed, 1 queen pull-out sofa



Phoenix Cabin 3

- Sleeps 4 people
- 2 bedrooms, 1 bath
- 1 queen bed, 1 queen/twin bunk bed



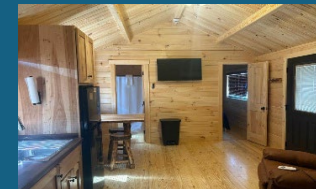
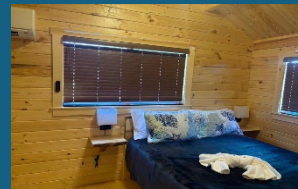
Lancaster Cabin 4, 5, 7

- Sleeps 10 people
- 2 bedrooms, 1 bath
- 1 queen bed, 1 full bed
- Loft has 2 full beds and 1 queen pull-out sofa



Lancaster Cabin 6

- Sleeps 6 people
- 2 bedrooms, 1 bath
- 1 queen bed, 1 full bed, 1 queen pull-out sofa



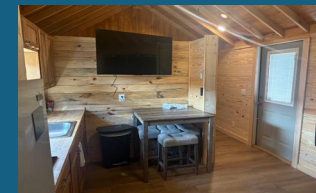
River Club Cabin 8

- Sleeps 6 people
- 1 bedroom, 1 bath
- 1 queen bed, 1 queen pull-out sofa, 2 twin beds in loft



River Club Cabin 9

- Sleeps 7 people
- 2 bedroom, 1 bath
- 1 queen bed, 1 queen/twin bunk bed, 1 full pull-out sofa





Boat Rentals



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Restaurant Photos



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