



CASA RIO MARINA

4079 CRADLE CREEK RD, EDGEWATER, 21106

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EXECUTIVE SUMMARY

Casa Rio Marina: Your Full-Service Boatyard in Edgewater

Casa Rio Marina in Edgewater, MD, is a well-appointed boatyard that combines ample space with the essential services every boater needs. This expansive 6.5+ +/- acre property ensures that your boat has the room it needs, both in the water and on land. The location on Cadle Creek, off the Rhode River, provides a calm and safe port in any storm along with quick access to the Chesapeake Bay. Founded in 1979, the “house by the River” provides services to both the sail and powerboat communities.

THE PROCESS:

The owner will begin reviewing offers and expressions of interest immediately. Interested parties should submit proposals to Hyatt Commercial via email, including the type of procurement (purchase, lease, joint venture), a financial proposal, an outline of contingencies, a description of your background and experience, sources of capital, and any relevant information about associated parties.

PRICE:

\$5,500,000





PROPERTY OVERVIEW

Comprehensive Facilities

Casa Rio Marina is equipped to handle a wide range of boating needs. The 35+ / - wet slips are complemented by extensive on-land storage options, making it easy to manage your vessel year round. The marina offers essential utilities, including shore power and fresh water, along with conveniently located restrooms and showers for customer use.

Expert Maintenance and Services

Casa Rio specializes in providing high-quality maintenance services. The skilled team is equipped to handle everything from routine maintenance to more complex repairs, ensuring your boat is always ready for the water. With haul-out services and winter storage options, we offer comprehensive care tailored to your vessel's needs. Additionally, any repair and maintenance or service work that the marina cannot handle, likely can be by one of the many marine tenants on-site.

Community-Focused Operation

Casa Rio Marina is a family-owned business with a commitment to personalized service. The size of the property allows for the offering of a range of services while maintaining a community-oriented atmosphere. The staff is dedicated to ensuring that every boater feels valued and well-supported, making tenant's boating experiences here both practical and enjoyable.

Casa Rio Marina offers the space, services, and support that every boater needs. Their focus is on delivering reliable, essential services in a well-maintained, expansive setting. Whether you're storing your boat for the winter or preparing for the next season, Casa Rio Marina is your trusted partner in Edgewater, MD.



PROPERTY OVERVIEW CONT.

Wet Slips and Storage

Casa Rio has 35+ +/- fixed, wooden, wet slips accommodating vessels to 35' for annual tenancy.

There is capacity for 200+ +/- vessels on land for storage in the winter and/ or boaters wishing to launch in-season by way of their boat ramp or one of two different Marine Travel Lifts.

Services

Casa Rio is a full-service marina with 5 full time mechanical and yard personnel along with 3 office employees responsible for the financial and general organization of the operation. In-house yard staff performs duties including mechanical (gas and diesel), engines, generators, water and sanitation systems, batteries, haul and launch, bottom painting, gel coating, winterization and commissioning, as well as shrink wrapping and blocking. Those services which the in-house yard staff are not able to attend to are more likely than not able to be taken care of by one of the many on-site marine tenants.

ZONING: MB Maritime District

PURPOSE:

Maritime Group Districts are intended to provide for the orderly, efficient, and enjoyable use of the County waterways and adjacent land areas by establishing a uniform method of regulating water-oriented land uses. Maritime Group Districts are intended to minimize the adverse impacts of concentrations of watercraft on navigation, the environment, and the health, safety and welfare of the general public by establishing the type, intensity, and location of water-oriented land uses along the shoreline of the County and by assuring the presence of the land-based facilities necessary for their support.



BUILDING OVERVIEW

- A one story, industrial-grade building of block masonry construction with overhead door and flat built up roof surface. The foundation is a reinforced concrete slab. Gross building area is approximately 1,125 sq. ft. with approximate dimensions of 25' x 45'.

- The largest building is a long and multi-tenant industrial grade building with approximate dimensions of 40' x 315' or 12,600 sq. ft. +/- . This building is one story, industrial grade masonry block construction with flat built up roof surface. The flooring is reinforced concrete slab. There are numerous overhead doors for individual tenant spaces.

- A one story, industrial grade building with masonry block construction and pitched asphalt shingle roof. The foundation is reinforced, concrete slab with overhead doors on each end of the building. The building dimensions are approximately 50' x 130' or 6,500 sq. ft. +/- .

- A small building in use as a marina office which is adjacent to the boat slips on the water's edge. It is masonry block construction with pitched asphalt shingle roof, constructed on a concrete slab foundation. Approximate dimensions are 20' x 42' or 640 sq. ft. +/- .

- A one story, two-unit maritime industrial building of frame construction with vinyl siding and a pitched asphalt shingle roof. This building is improved with heat and air conditioning. Each unit includes an

office and industrial grade space with overhead door. The foundation is a reinforced concrete slab. Approximate dimensions are 30' x 50' or 1,500 sq. ft. +/- .

-A one story, multi-purpose building which includes both a residential dwelling unit and multi-tenant industrial warehouse space. It is a combination of frame construction associated with the dwelling unit and masonry block construction for the industrial space. The foundation is a reinforced concrete slab. Gross building area is approximately 6,839 sq. ft.

RETAILER MAP

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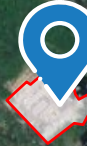


WEST SHOREHAM

WEST SHOREHAM



MAYO



4079 CADLE CREEK




BEVERLY BEACH




DEMOGRAPHICS




2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,430	10,071	44,234
Households	976	3,711	17,022
Families	689	2,728	11,713
Average Household Size	2.48	2.71	2.58
Owner Occupied Housing Units	854	3,342	14,148
Renter Occupied Housing Units	122	369	2,874
Median Age	42.8	43.3	42.5
Median Household Income	\$141,446	\$142,047	\$121,905
Average Household Income	\$179,322	\$183,622	\$167,644




44,234
Population




2.58
Average HH Size



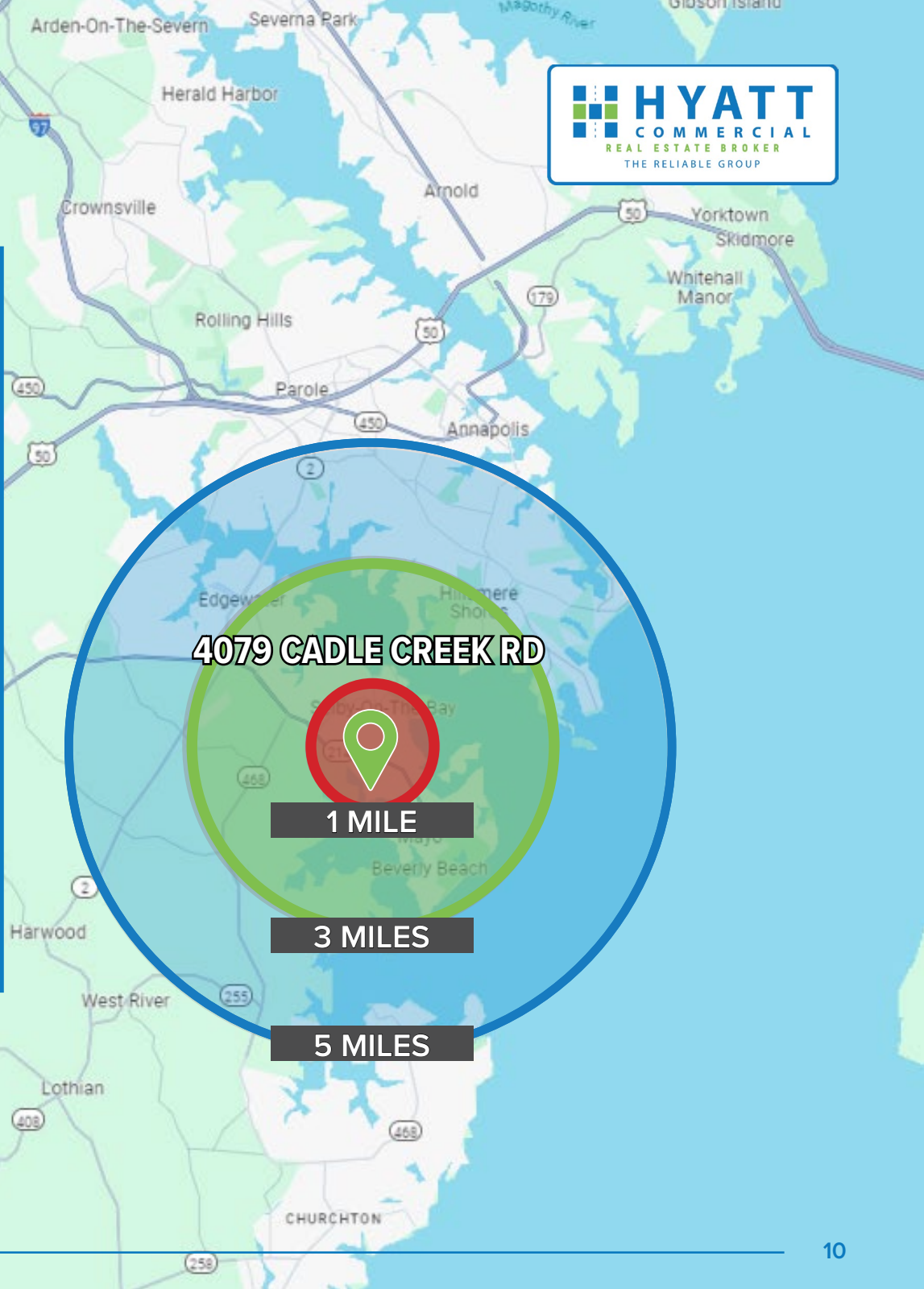
42.5
Median Age



\$121,905
Median HH Income



[VIEW FULL REPORT](#)





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