

SALE

CONFIDENTIAL TURNKEY MARINA & SATELLITE MARINA

Midwest Location



PROPERTY DESCRIPTION

Marina Location 1 is a full service marina with a team of expert mechanics and service technicians, 24 hour launch ramp, ship store, wet slips, boat rentals, boat sales, in-out service, inside and outside storage, gas dock, parts, towing, ice, snacks and more. It is comprised of 41,341 square feet of office, store and warehouse/storage buildings with nine parcels totaling 5.85 acres, with 575' of frontage. There is a 1,200 SF 1-bed, 1-bath apartment with an open floor plan, located above boat store. Recently remodeled in 2021 and provides sweeping marina views.

Property also includes 12 non-contiguous parcels (zoned R-1) that total 9.54 acres of excess land, not used in marina operation.

Marina Location 2 is a satellite location (0.8 acres) that offers 42 wet slips, bath house, and parking area.

OFFERING SUMMARY

Sale Price:	\$6,250,000
Total Lot Size:	16.2 Acres
Building Size:	41,341 SF
Cap Rate:	8.3%

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2,345	8,913	18,977
Total Population	5,510	22,655	51,472
Average HH Income	\$91,203	\$108,799	\$106,593

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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

TURNKEY FOX 14 / FOX 62 SATELLITE MARINA

On the Fox River - Algonquin, IL



- Total slips: 174 slip (38 Jet Ski Slips & 136 boat slips)
- Two boat ramps
- Storage (inside/outside, summer/winter)
- Tow boat services, expert mechanic services
- 41,341 square foot office, store and warehouse/storage building
- 16.2 total acres (5.85 for marina, 0.8 for satellite marina, 9.54 excess land)
- Water and Electric: All slips at Marina 1 | 15 of 42 slips at Satellite Marina
- Package liquor for sale at boat store
- 1,200 SF remodeled 1-bed/1-bath apartment over boat store
- No wake zone
- Prominent location for boat rentals, and sales

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