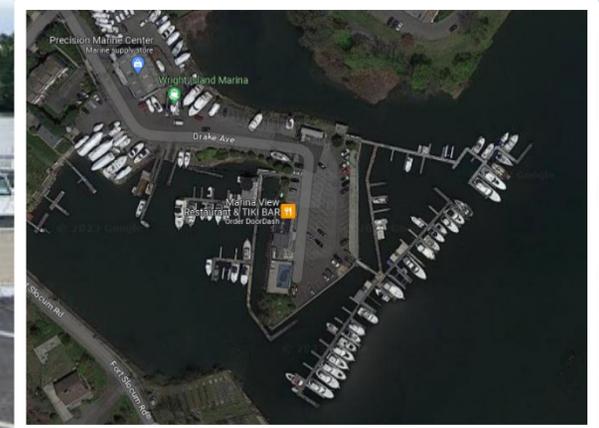




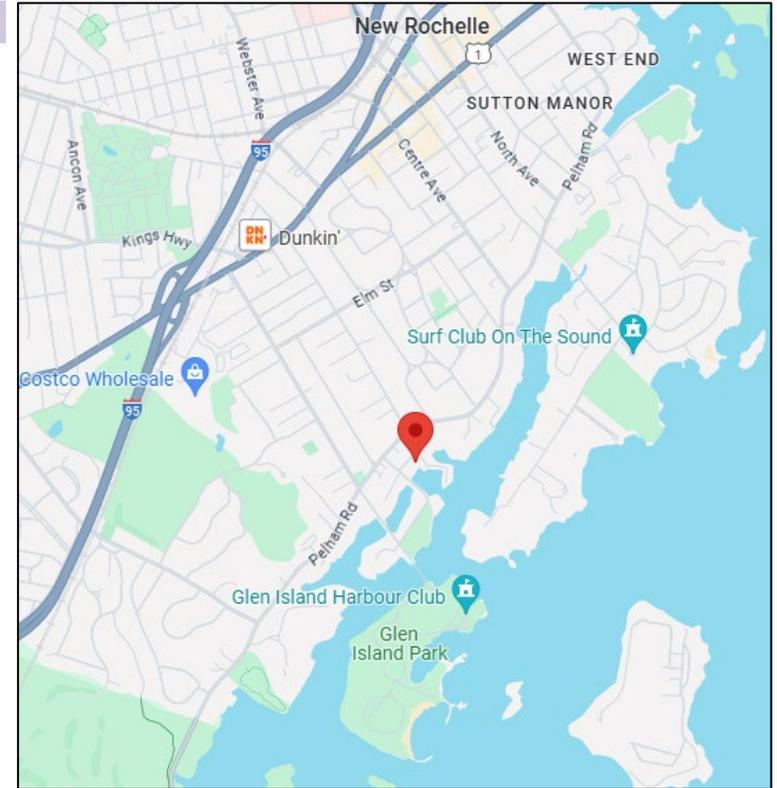
Wright Island Marina & Marina View Restaurant

3.6 Acre Mixed Use Waterfront Property with Marina in Westchester



PROPERTY INFORMATION

ADDRESS	25 Nautilus Place & 290 Drake Avenue
CITY	New Rochelle, NY 10805
COUNTY	Westchester
LOT SIZE	3.6 Acres 7 Tax Lot Assemblage
BUILDING SIZE	~20,000 SF
TYPE	4 Townhouses, 2 Commercial Buildings, & a Marina
PARKING	250 Parking Spaces
RE TAXES	\$183,447
OCCUPANCY	Fully Occupied
NOTES	Potential to increase rents to market rates Potential to develop the lots further Very long-term ownership



DESCRIPTION

The subject offering is for a 7-lot mixed use waterfront property located in New Rochelle, New York in Westchester County. The offering includes 4 single-family townhouses, an industrial building occupied by a marine repair shop, a commercial building with a restaurant, a parking lot with 250 spaces, and a full service 125 slip marina. The marina business can be included in the sale. Located near the intersection of Pelham Rd and Drake Ave, this property is only minutes away from restaurants, shops, markets, schools, Pelham Bay Park, Glen Island Park, Route 1, and I-95. (RS)

ASKING PRICE: \$10,000,000

For More Info Call: (212) 221-2456

**Wright Island Marina | New Rochelle | 4 Townhouses | Precision Marine Center
Marina View Restaurant & Tiki Bar 3.6 Acres | 250+ Parking Spaces**

RENT ROLL

UNIT	TYPE/TENANT	NOTES	MONTHLY RENT	ANNUAL RENT
1	4 Townhouses	Each Unit is a 2,500 SF Single Family Townhouse Water views, Gym, laundry room, and 1 car garage Each paying \$3,800/month- market rate is \$5,200/month	\$15,600	\$187,200
2	Precision Marine Center	6,000 SF 2 Offices and a Mechanical Service Center Precision Marine Center is a certified and licensed full service marine repair center providing the highest quality workmanship since 1984	\$9,020	\$108,240
3	Marina View Restaurant & Tiki Bar	5 Year Lease with 5 Year Option 3% Annual Increases Marina View Restaurant & TIKI BAR/The Marina Grille & Pool / outdoor Deck & Marina Comfort Station	\$3,612	\$43,344
4	Marina	Full Service 125 Slip Marina with Fuel Dock & Comfort Station All Floating Docks Winter Storage Marina Business can be included in sale Willing to lease back at \$17,000/month (negotiable) Marina produces well above \$1 million a year and pays all expenses regarding maintenance, repairs, and improvements to entire property	\$17,000	\$204,000
5	Parking	250 Parking Spaces		
Total			\$45,232	\$542,784

TOWNHOUSES



Included in the sale are four waterview 2,500 square foot townhouse apartments rented at an average monthly rent of \$3,800 each. If sold as condominiums, the estimated price is \$1,250,000 per unit.

PRECISION MARINE CENTER



Precision Marine Center is a certified and licensed full service marine repair center dedicated to providing the highest quality workmanship, service and parts to pleasure boat owners and enthusiasts in the Tri-State Area and Long Island Sound. Our technicians are factory trained by Yanmar Marine, Cummins Marine, Volvo Penta, Furuno, KVH Industries, Raymarine and Simrad. We are also ABYC Marine Electrical and NMEA certified to ensure all industry standards and protocols are maintained when performing services and installations. Since our start in 1984, Precision Marine Center has built an extremely loyal and ever increasing clientele of satisfied, boat owning customers.

MARINA VIEW RESTAURANT



If you love waterfront and sunset views, come visit us at the Marina View Restaurant. While taking in breathtaking views of the marina, you can enjoy some of our delicious American and Italian dishes.

Our chefs have been with us since day one and bring with them a flare of French cuisine as well. So enjoy a sit down dinner in our formal dining room, relax at our bar while playing some tunes on our jukebox or just let loose at our outdoor Tiki bar. We have Dock and Dine so you can visit us by boat, car or by foot. So if you are hungry for a spectacular view and delicious food, join us at the Marina View Restaurant.

MARINA

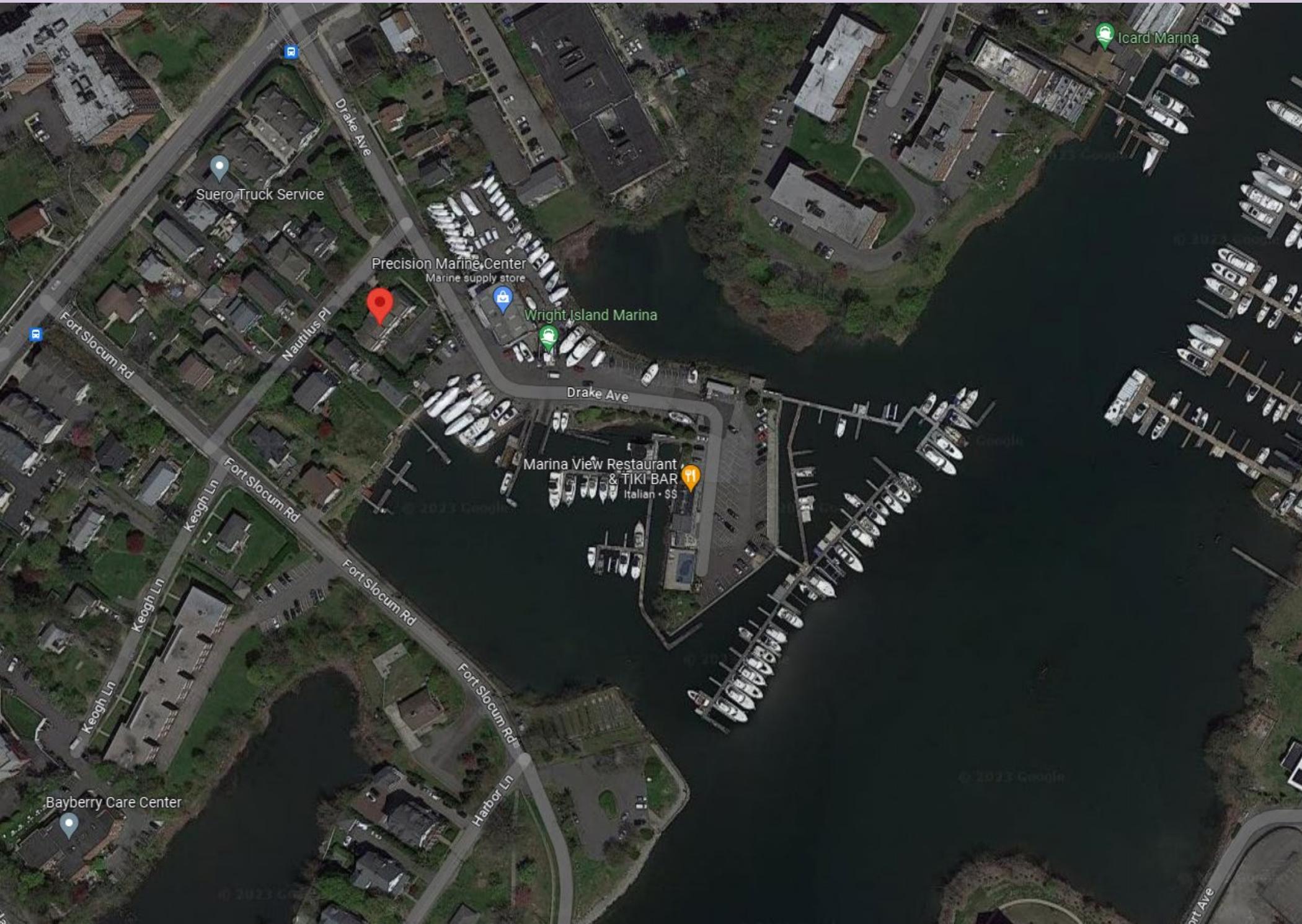


Established in 1982, the marina is located in suburban Westchester County, New York, along the beautiful shore line of New Rochelle, the “Queen City of the Long Island Sound.” Nestled in well-protected New Rochelle Harbor, on Western Long Island Sound, the marina allows for easy, enjoyable cruising to ports on Long Island’s North Shore and Connecticut’s southern shoreline. Manhattan and New York more your speed? It’s an easy run from our location in southern Westchester. The marina is located within half of a mile of the New England Thruway and Hutchinson River Parkway. Central to both Westchester and New York City, the marina is just a 20 minute car ride from NYC, as well as White Plains, Scarsdale, and Stamford, Connecticut.

At the Marina, we can accommodate boats up to 65 feet, both power and sail, on floating docks for summer dockage / storage. All berths are equipped with water, electricity, CATV, and individual telephone connections. The marina also offers yearly storage contracts, as well as winter storage, either wet or dry. Hauling, blocking, launching available, as well as transients being welcome. The marina has partnered with a service marine center for advanced boat repair and maintenance. The marina also offers licensed brokers, with over 20 years of sales experience, providing first-class service to both buyers and sellers, boats & yachts 10 to 100 feet. The service marine center is a certified, licensed full-service marine repair center dedicated to providing the highest quality workmanship, service, and parts to boaters in the Tri-State area. The fuel dock features 93 octane and Red Dye Diesel. Standard electric (110/30, 220/50), 50-ton travel lift, and a 20-ton negative drop forklift aid in safely moving your boat.

For the comfort and enjoyment of our boaters, the marina offers a swimming pool, picnic area, full bathrooms, showers, laundry and restaurant access. The dining room enjoys panoramic views of Long Island Sound & there is also a comfortable bar/lounge area to relax & have a drink & appetizer or even a robust meal.

AERIAL MAP



Suero Truck Service

Precision Marine Center
Marine supply store

Wright Island Marina

Marina View Restaurant
& TIKI BAR
Italian • \$\$

Icard Marina

Bayberry Care Center

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AREA MAPS

