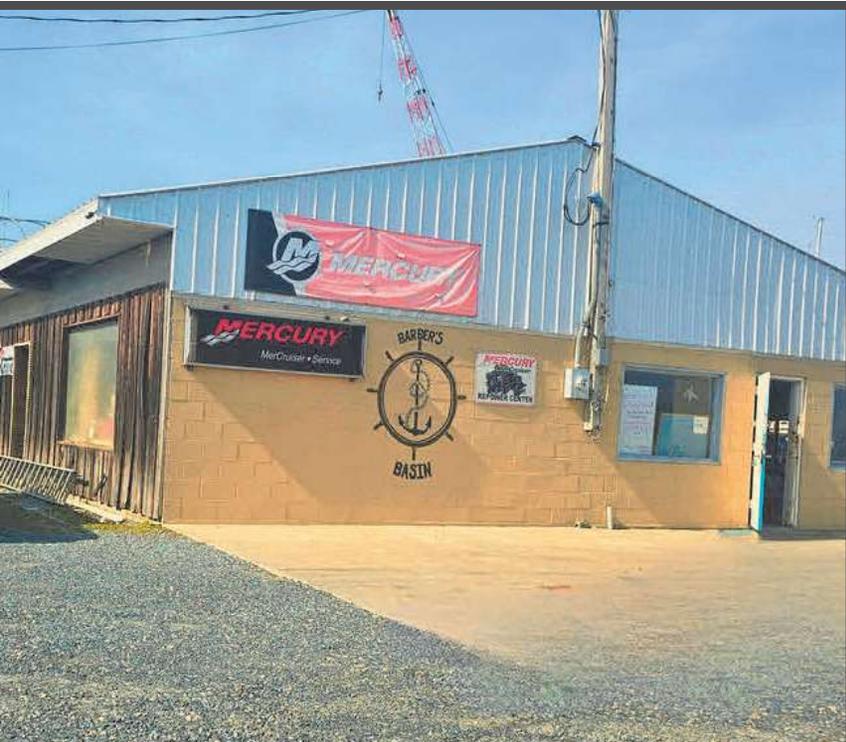


# FOR SALE

## MARINA WITH RIPARIAN RIGHTS

PROPERTY ADDRESS	108 Tilbury Road Salem City, New Jersey
IMPROVEMENT AREA	+/- 1,600 square feet (Boat House and Single Family Home)
LAND ACRES	3.24 Acres
USE	Marina - Service Station and Single Family Residence
ZONING	<b>M-2 - General Manufacturing / Opportunity Zone</b>
YEAR BUILT	1950
PRICE	\$699,000 (Marina Equipment Sold Separately)





# PROPERTY SUMMARY

Value Add Marina for sale with boat slips available on the **Salem River** and **Barber's Basin**. Approximately 200' of river frontage on the Salem River with parking and exterior boat storage. The Marina supports a +/- 5 foot draft at high-tide with 70 boat slips potential for seasonal lease and a boat ramp. The property is situated in the Manufacturing 2 (Two) zone of Salem City. This zoning provides for general industrial uses except for the uses outlined below. The property is located in an opportunity zone. There are two existing structures totaling approximately 1,600 square feet on the property. The buildings include a single family residence and a boat service shop. This is a rare opportunity to bring the marina back to life or redevelop the property for an industrial use with shipping capabilities. The Salem River directly connects to the Delaware River. Everything is sold as-is. The Marina Equipment and Heavy Machinery is sold separately.

PROPERTY OVERVIEW

## AREA HIGHLIGHTS

- Located near heavy rail service
- Located in an Opportunity Zone
- Manufacturing 2 zone with general industrial uses
- Direct waterway access to the Delaware River from Salem River

## SPACE DETAILS

- +/-392 Linear Feet on the Salem River
- Three (3) Phase Electric
- Single Family Residence and Service Shop
- MerCruiser Service License Agreement

## Manufacturing Two (2) Use regulations

A building may be erected or used and a lot may be used or occupied for any lawful purpose, **except the purposes specified below** or any purpose substantially similar to any specified, provided that no use which is noxious or hazardous shall be permitted except in accordance with § 130-82:

- A. Dwellings except for living quarters for any such persons as a watchman or caretakers and their families as an accessory use to a business or industrial use.
- B. Slaughterhouse or stockyard.
- C. Distillation of bones and wood.
- D. Fish smoking or curing.
- E. Incineration or reduction of garbage offal and dead animals, except by municipal agents and on municipally owned lots.
- F. Junkyard, salvage or wrecking yard or the baling of rags or junk, except when enclosed within a building or within a solid fence of not less than 10 feet in height.
- G. Manufacture of:
  - (1) Asphalt or asphalt products, including refining of explosives or fireworks, including the storage of.
  - (2) Fertilizer, when manufactured from organic materials.
  - (3) Glue, size or gelatin.
  - (4) Gypsum, cement, plaster or plaster of paris.
  - (5) Rubber, caoutchouc or gutta percha.
  - (6) Sulfurous, sulfuric, nitric, picric or hydrochloric or other offensive or corrosive acids.
- H. Wood pulp and fiber, reduction and processing of.