

# FOR SALE

## Two Branch Marina

2021 Highway C  
St. Charles, MO 63301  
(near I-70 & Mid Rivers Mall Drive)



### MARINA FOR SALE

- Turn-key marina.
- Located on the Mississippi River in pool-26 across from Two Branch Island.
- 43+/- Acres of land.
- 7,775+/- Sf. retail / maintenance shop / office building (elevated ground).
- 136 covered boat slips, 14 PWC HydroPort slips/lifts.
- 25 of the slips have boat lifts.
- 17 covered dry storage bays.
- Trailer storage.
- Fuel dock with 2 pumps.
- Zoned - multi-use / commercial.
- Value-add opportunity with the ability to build three boat storage rack buildings, six - 4-unit river dwellings, and room to add many RV sites.
- 3+/- Acre lake at rear of property.
- Boat ramp and riverfront gazebo.



List Price \$1,590,000.00

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**Union Realty**



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## Two Branch Marina

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Opportunity to own a turn-key marina in St. Charles, Missouri. Located on the Mississippi River, mile marker 231.3, across the river from Two Branch Island. Just 5 miles north of I-70 and Mid Rivers Mall Drive.

**Land:** Included, approximately 43 Acres of land is included with the sale. Made up of several parcels. Has a 3 Ac. Lake on south side. See survey for approximate property lines. Buyer responsible for new survey and verification of lot lines.

**Building:** 7,775 Sf. office / maintenance shop / retail marina store building. Metal roof and exterior. Rest on elevated ground above past flood levels. Equipped with bathhouse / restrooms, and laundry facility for marina use. Front of building is retail, rear is large 3-bay shop, office on second floor. 400-amp 3-phase power.

**Docks:** There are 5 dock sections that make up the 136 covered slips. Docks are metal with metal roofs. All slips have water and individually metered electric service (meters are owned by marina).

**A. Dock** has 51 slips total. 6 - 12x30, 45 - 10x30.

**B. Dock** has 33 slips total. 4 - 16ft x 45ft slips, 3 - 16ft x 42ft slips, 12 - 14ft x 40ft slips, 14 - 14ft x 32ft slips.

**C. Dock** has 20 slips total. All 10ft x 28ft.

**D. Dock** has 26 slips total. All 10ft x 24ft.

**E. Dock** has 6 slips total. All 10ft x 26ft.

**Lifts:** 24 boat lifts included.

**PWC Docks:** There are 14 HydroPort personal water craft docks, 6 are covered.

**Dry Storage:** There are 17 - 10ft x 26ft covered bays.



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**\*\*\*Items Excluded From Sale:** All equipment and tractors. Rack building and contents. Lift in slip A-9. Contents of main building.\*\*\*

**\*\*\*Special Agreement:** Neighboring campsite property agrees to provide the marina property with well water in exchange for campsite renters to have use boat ramp and bathroom facility.\*\*\*



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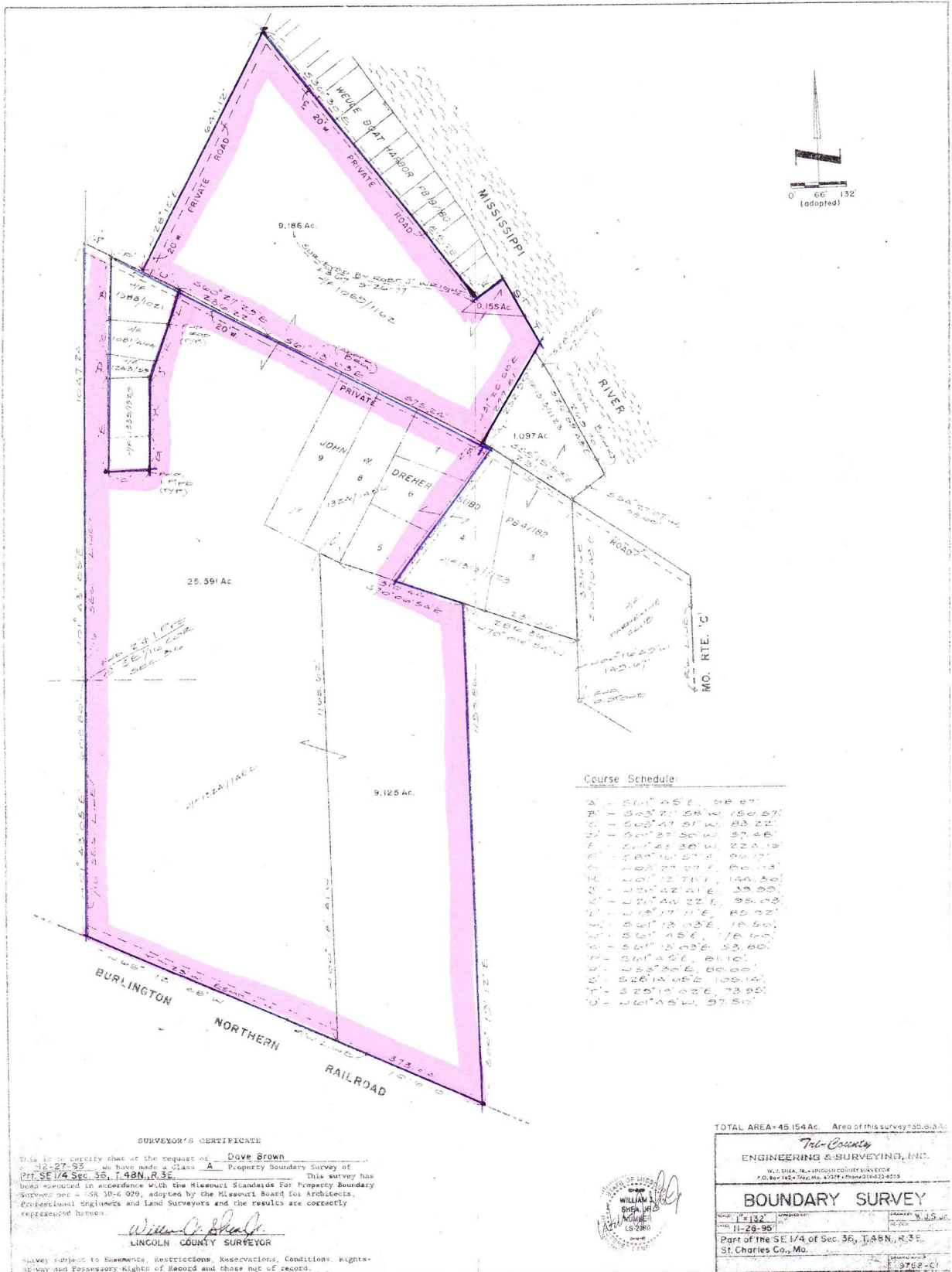
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Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.