

# PORT CHARLES HARBOR

SAINT CHARLES, MO



## OFFERING MEMORANDUM

**Port  
Charles  
Harbor**

*PRESENTED BY:*

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Jennifer Stein/Jennifer Stein Real Estate Inc. in compliance with all applicable fair housing and equal opportunity laws.

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PORT CHARLES HARBOR

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

INSIGHTS TO PORT CHARLES HARBOR

FULL SVC MARINA ON THE GREAT LOOP

DRY RACKS, OFFICE, SERVICE BUILDINGS

NEW RACK STORAGE BLDG (2025)

COVERED DOCKS FOR VESSELS UP TO 60'

DOCKS FOR PWCS AND SMALLER BOATS

FUEL DOCK

CONVENIENT PUBLIC RAMP

TOWBOATU.S. AT PORT CHARLES

SMALL RV PARK ON THE RIVER

IMPRESSIVE SHIPS STORE AND OFFICES

COMPANY-OWNED 100' WORK BARGE

REGIONAL MAP

LOCATION MAP

AERIAL MAP

# PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- A Looper's respite, offering a large array of local attractions and things to do
- Customer membership to Club/amenities at Duck Yacht Club next door - bar, restaurant and swimming pool! Party Beach directly across the river!
- St. Charles is a vibrant community/MO has lower taxes on fuel sales
- Where locals, not transients are the main staple. Two miles from Grafton
- Members of American Great Loop Association - Fuel discount to Loopers
- 99 Covered Wet Slips Up to 60', Room for more in-water and on land
- Approx. 10-15 Uncovered Wet Slips Tie-ups, 95+ Storage spaces on Land
- 92 Brand New Dry Storage Racks (up to 34'), just added - now leasing!
- Valv-Tec Treated Diesel and Gas - Above-Ground Contained, Dble -Walled
- High Speed Starlink Wifi for Entire Property; 24-hour lounge area
- Highly Qualified Full Service and Parts Department, more land for storage
- New Basin for more docks, RV Park situated Along the Riverfront
- Two Travelift Units on Site: 70-BFM (Largest in the Entire Area) and a 60-Ton Unit - Both in Excellent Condition, room for 12-15 more slips
- 2 Courtesy Cars for Customers; 24-Hour Laundry, Rest Rooms & Showers
- Gated Entrance with Security Codes & Access to paid public ramp on site

### OFFERING SUMMARY

Sale Price:	\$7,000,000
Approx Lot Size:	958,320 SF
Approx Acreage:	22+

### DEMOGRAPHICS

	10 MILES	20 MILES	30 MILES
Total Households	21,282	359,430	764,616
Total Population	51,412	883,060	1,842,381
Average HH Income	\$100,688	\$103,508	\$110,409

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Real Estate, Inc.

## INSIGHTS TO PORT CHARLES HARBOR



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### HISTORY AND CURRENT OPERATIONS

Port Charles Harbor is a full-service marina located on the Mississippi River in St. Charles, Missouri, nestled along Mile Marker 221.5 in the Upper Mississippi River. It serves both local boaters and transient river travelers, providing docking, dry storage, repair, and RV lodging amenities in a scenic and functional river-front setting.

From its modest beginnings to its present status, Port Charles Harbor in St. Charles, Missouri, has evolved into a noteworthy hub for river-based recreation and river cruising. The marina traces its origins all the way back to 1928. Over time, it has grown not only in infrastructure but in reputation. Over the decades, Port Charles Harbor developed its amenities in response to both local demand and the needs of transient cruisers.

Its service offerings are comprehensive: full repair and restoration (including hull and woodwork), parts service, winterizing, and more. The harbor also supports campers and RVs, providing riverfront sites with utilities, and features a ship's store, courtesy car, and on-water towing or fuel delivery. Many boaters emphasize the staff's helpfulness, prompt response in emergencies, and willingness to handle unexpected repair needs. Port Charles Harbor's history, facilities, and strategic positioning make it a standout among marinas in the St. Charles /Upper Mississippi River region.

Starting from nearly a century of family operation, to its current ownership, the harbor has matured into a full-service marina catering not only to local boaters but to transients and long-distance cruisers alike. Against the backdrop of other marinas in the area, Port Charles offers a deeper level of service and restoration capability, while maintaining the welcoming attitude and local connection that many marinas lose when they scale up.

One of the key strengths of Port Charles Harbor is the breadth of its amenities. For boats, there are covered wet slips that accommodate vessels between 26 and 60 feet, full utility connections (electric and water), high-speed Wifi, and haul-out / lift services. There are also brand new dry storage racks, traveler-friendly transient slips, and even sites for RVs. On days when slip holders or visitors need provisions, the harbor offers fuel docks with diesel and gasoline, a ship's store, clean restrooms, showers, and laundry facilities.

Another strong aspect of Port Charles Harbor is its repair and maintenance services. Certified technicians work with major marine engine brands such as Mercury, Volvo, Crusader, and Westerbeke. The facility is capable of hull painting, bottom work, fiberglass and wood refinishing, restoration, and full parts service. The presence of a 60-ton travel lift and a 70-ton lift allow for significant haul-out and dry-dock work.

Port Charles Harbor is an exemplary marina for those navigating the Upper Mississippi River waters, combining solid amenities, competent service, and a quiet, riverfront atmosphere. For both locals and cruisers, it offers a reliable haven for docking, repair, and respite. Its strengths lie in its maritime-focus: skilled staff, good facilities, and an emphasis on safety and comfort for boaters.

# FULL-SERVICE MARINA ON THE GREAT LOOP



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# DRY RACKS, OFFICE, SERVICE BUILDINGS



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# NEW DRY RACK STORAGE BUILDING (2025)



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# COVERED DOCKS FOR VESSELS UP TO 60'



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# DOCKS FOR PWCS AND SMALLER BOATS



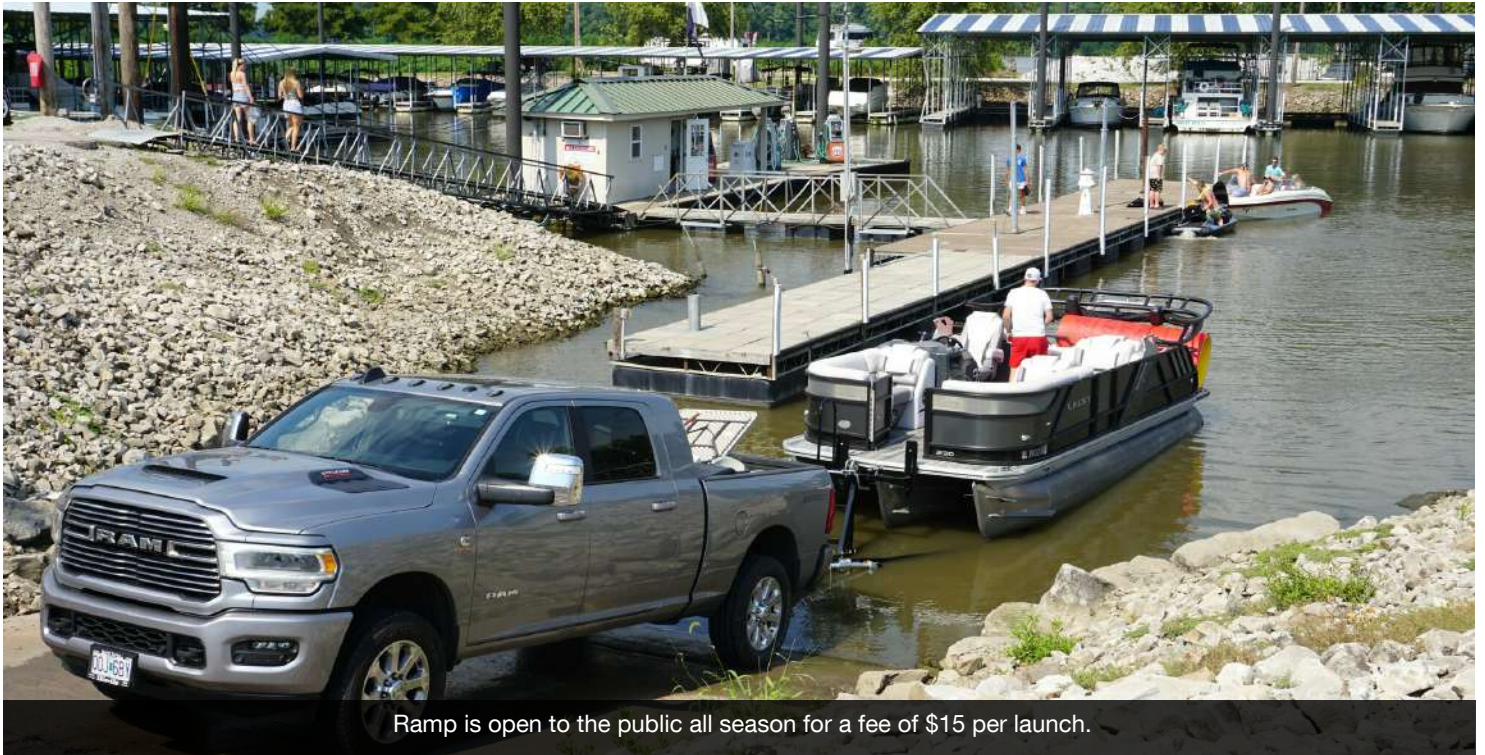
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# CONVENIENT FUEL DOCK AND PUMPOUT FACILITY (ONLY \$5)



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## CONVENIENT PUBLIC RAMP (\$15 PER LAUNCH)

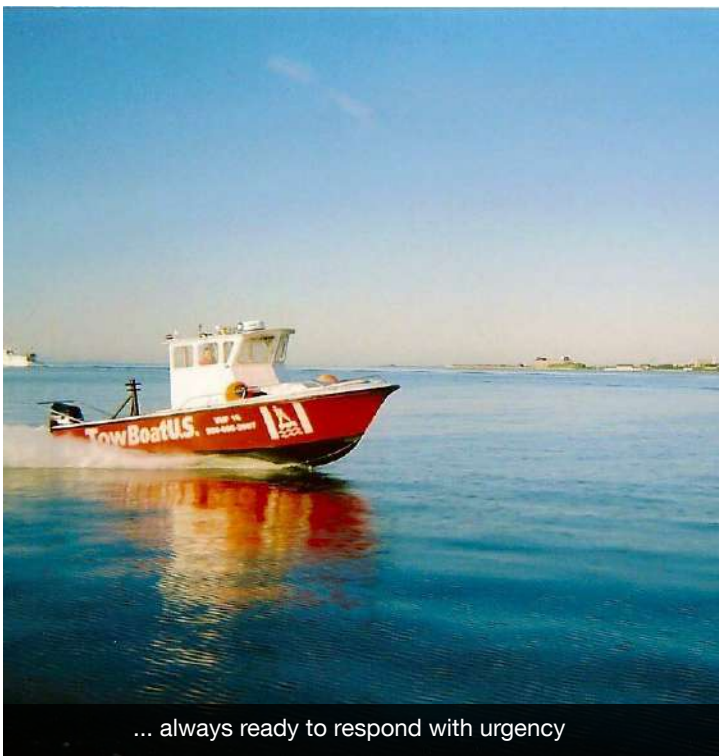


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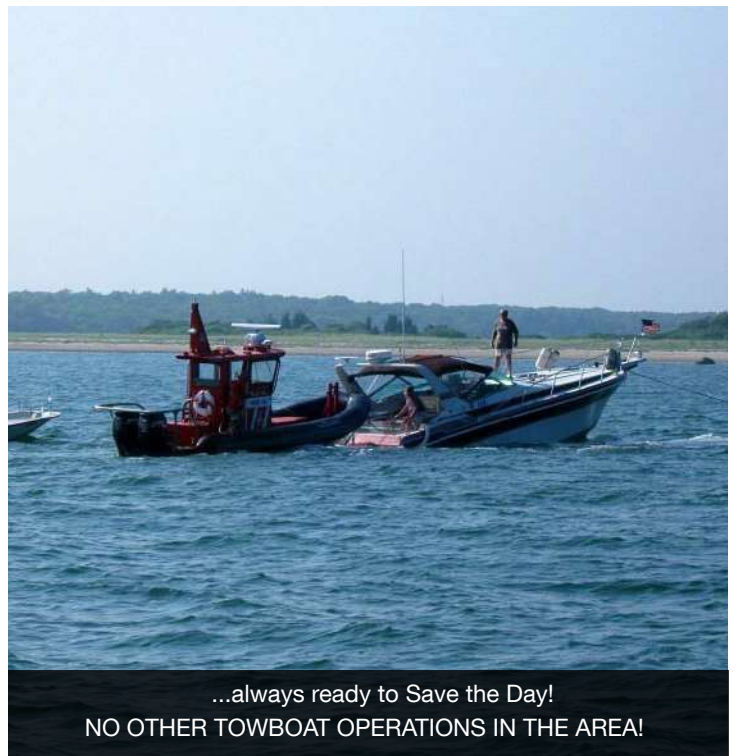
# PORT CHARLES HARBOR OWNS TowBoatU.S. FRANCHISE ON SITE



TowBoatU.S. is on site at Port Charles, always ready to lend a hand...



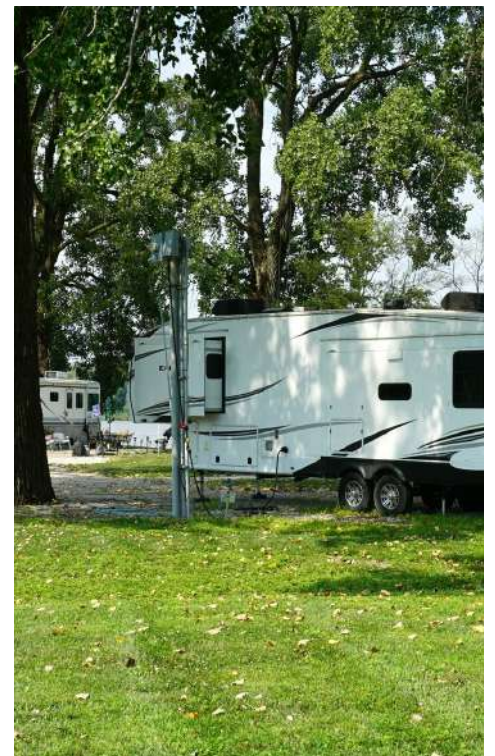
... always ready to respond with urgency



...always ready to Save the Day!  
NO OTHER TOWBOAT OPERATIONS IN THE AREA!

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# ATTRACTIVE RV PARK ON THE RIVER



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# IMPRESSIVE SHIPS' STORE AND OFFICES



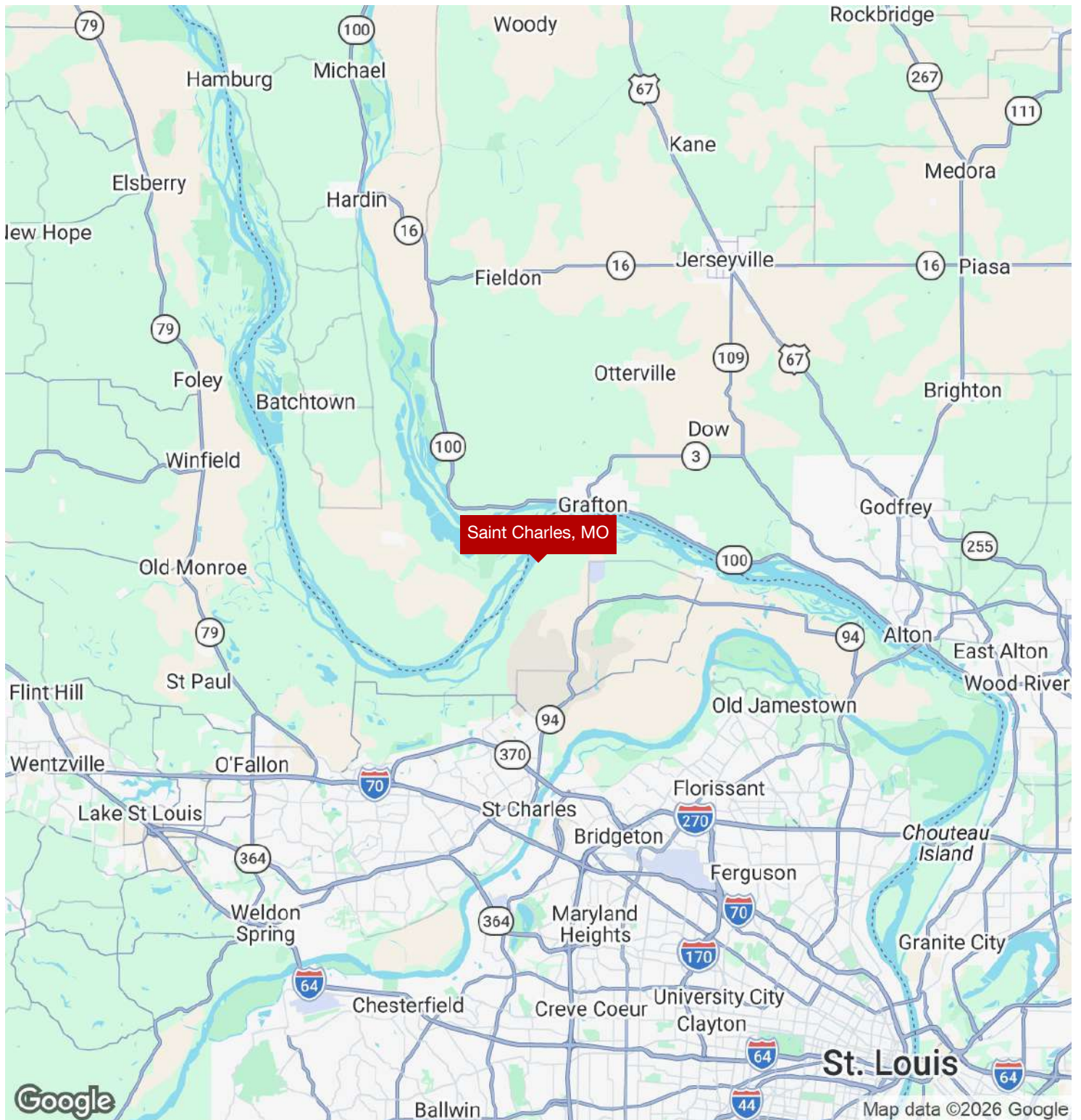
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## COMPANY-OWNED 100' WORK BARGE AND TWIN-ENGINE PUSH BOAT INCLUDED



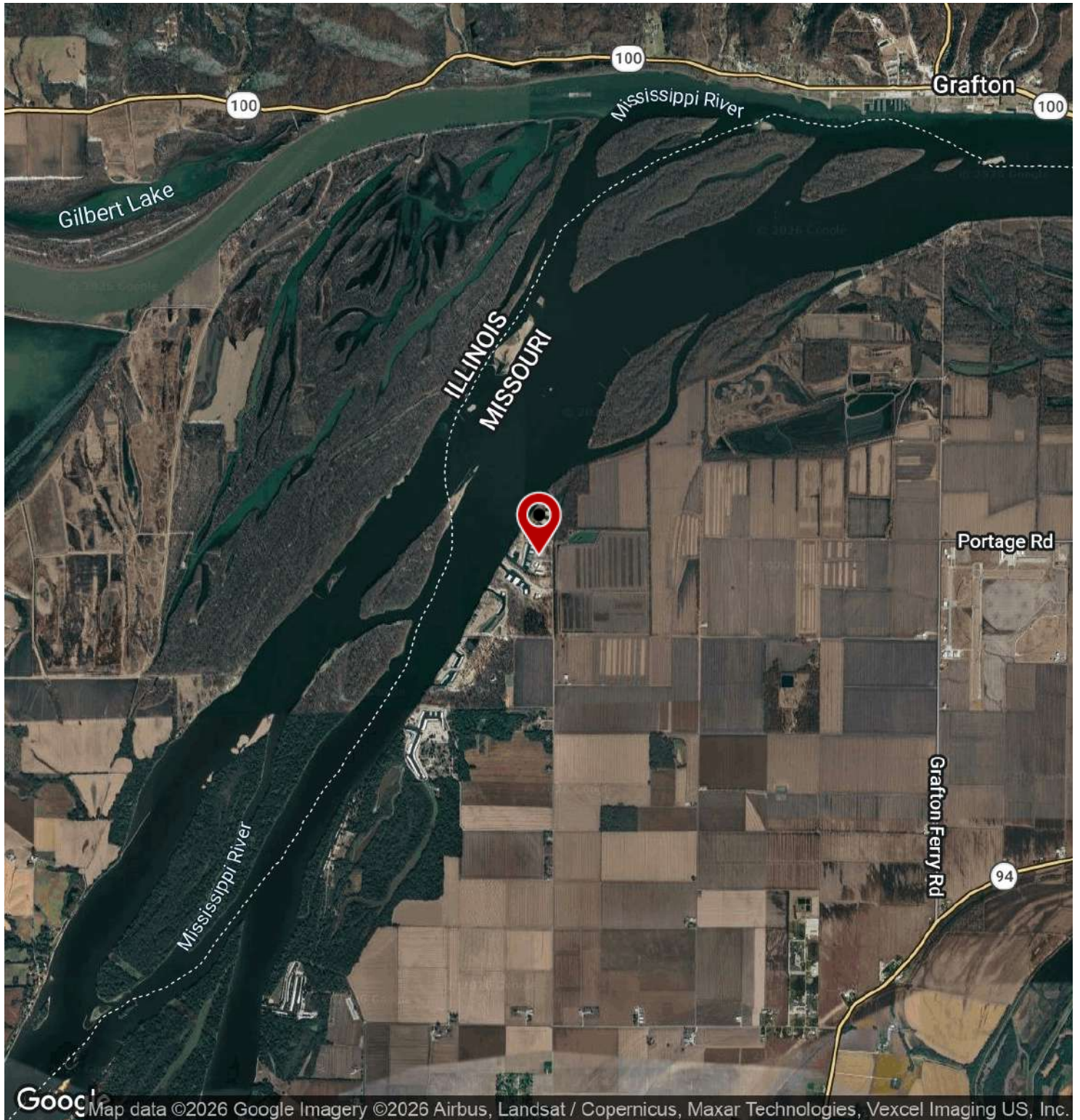
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# REGIONAL MAP



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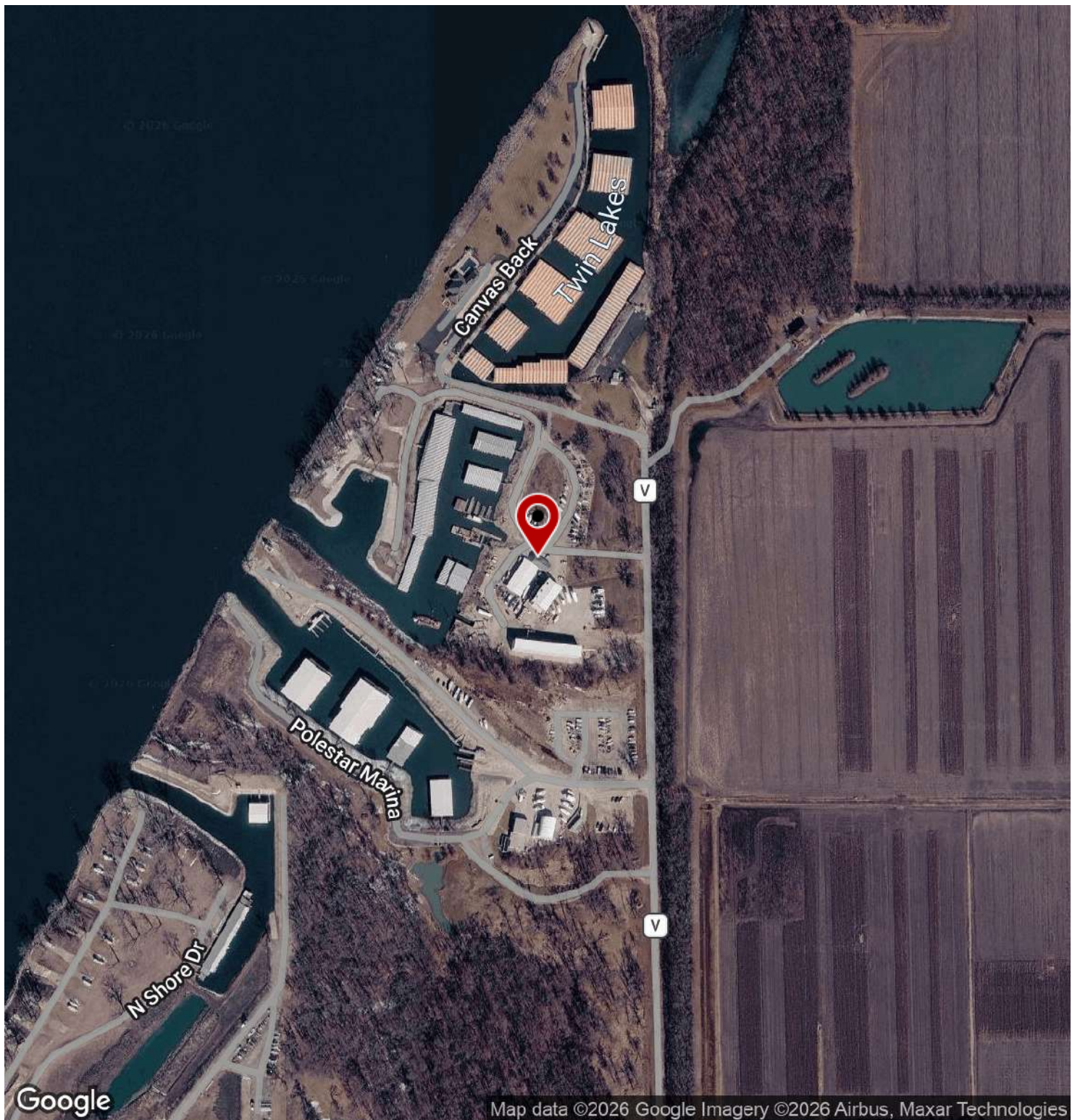
# LOCATION MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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# AERIAL MAP



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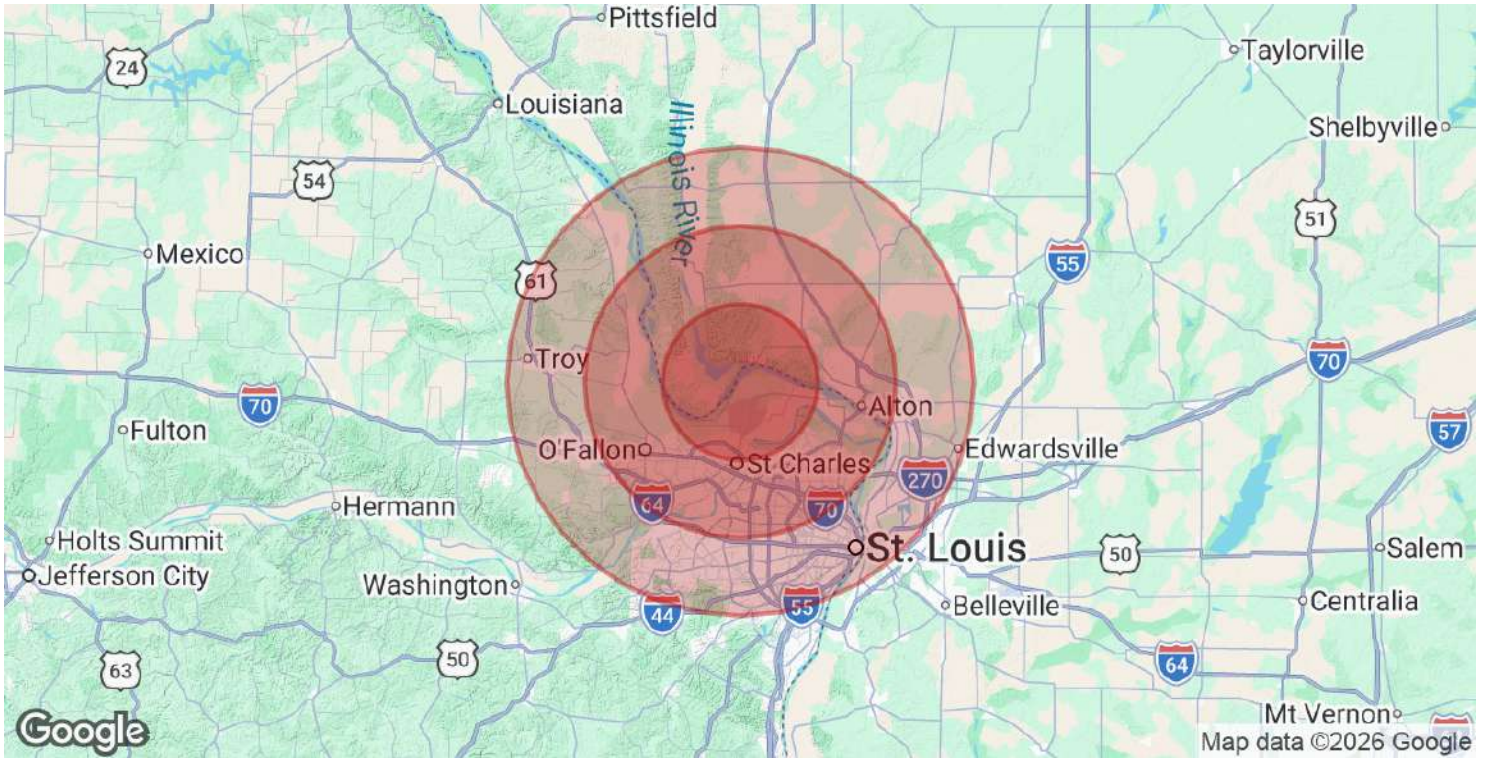
PORT CHARLES HARBOR

# DEMOGRAPHICS

# 2

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>10 MILES</b>	<b>20 MILES</b>	<b>30 MILES</b>
Total Population	51,412	883,060	1,842,381
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>10 MILES</b>	<b>20 MILES</b>	<b>30 MILES</b>
Total Households	21,282	359,430	764,616
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$100,688	\$103,508	\$110,409
Average House Value	\$285,390	\$281,279	\$319,990

Demographics data derived from AlphaMap

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