

CLINTON RIVER BOATHOUSE & MARINA

SPECIAL PURPOSE FOR SALE



**30200 N. RIVER ROAD
HARRISON TWP., MICHIGAN**

For more information, contact:

GARY STEPHENS

(248) 948 0104

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PROPERTY OVERVIEW

FOR SALE // BOATHOUSE & MARINA

- 3,000 square foot boathouse which includes two (2) luxurious two-bedroom apartments, office space, and dockers' restroom and shower
- 52 docks
- Travel lift at the end of the property
- Ample parking
- Easy access to I-696 expressway
- Asking price: \$1,100,000





LUXURIOUS APARTMENTS



BOAT TRAVEL LIFT





INCOME:

AirBnB Rental	\$50,000.00
Office Rent	\$6,000.00
Slip Income with electric & water (32)	\$48,000.00
Slip Income without electric & water (20)	\$16,000.00
Storage Income	\$20,000.00

TOTAL INCOME **\$140,000.00**

EXPENSES:

Parade of Lights Donation	\$250.00
Website Hosting	\$96.00
Aaron Saporito	\$2,072.40
Accounting Services	\$1,150.00
Cleaning Services	\$1,985.07
Comcast	\$1,251.35
Electricity	\$2,560.88
Garbage	\$1,343.55
Goodwill	\$381.00
Insurance	\$14,723.50
Lawn Maintenance	\$655.09
Merchant SVC Fees	\$1,462.65
Office Supplies	\$3,160.51
Postage	\$11.60
Propane	\$1,242.02
Property Taxes	\$11,600.05
Repair Boat Hoist	\$1,255.93
Repairs and Maintenance	\$160.97
Water	\$136.77
TOTAL EXPENSES	\$45,499.34

TOTAL NET INCOME **\$94,500.66**



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,193	\$109,230
3 MILE	24,134	\$83,335
5 MILE	87,593	\$79,546

TRAFFIC COUNTS (TWO-WAY)

8,006	N. River Rd. W of General Andrews Dr.
7,439	N. River Rd. E of General Andrews Dr.
1,237	General Andrews Dr. N of N. River Rd.
1,410	Sea Ray Blvd. N of N. River Rd.



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