CLINTON RIVER BOATHOUSE & MARINA

SPECIAL PURPOSE FOR SALE



30200 N. RIVER ROAD HARRISON TWP., MICHIGAN

For more information, contact:

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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





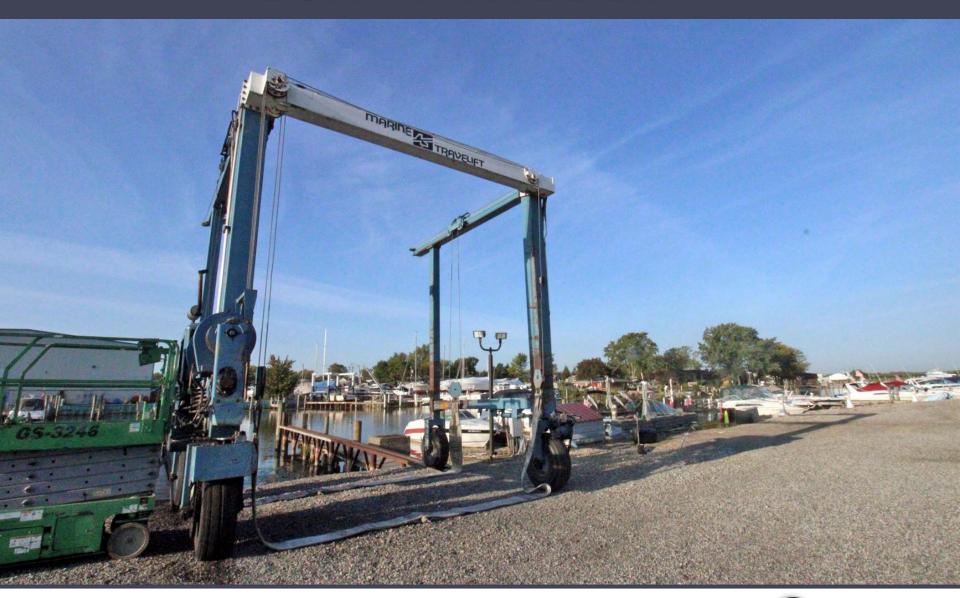


LUXURIOUS APARTMENTS

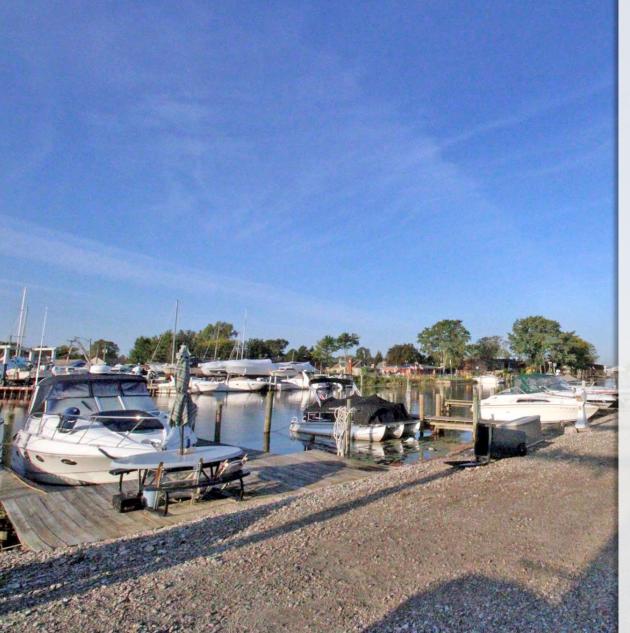




BOAT TRAVEL LIFT







INCOME:

AirBnB Rental \$50,000.00

Office Rent \$6,000.00

Slip Income \$48,000.00

with electric & water (32)

Slip Income \$16,000.00

without electric & water (20)

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







LOCATION

