

MIXED USE OCEANFRONT MARINA

Key Largo, Florida
Zoned for Marina, Boatyard and Dry Rack Storage



This is a rare investment opportunity to acquire an existing oceanfront marina and boatyard. Numerous potential sources of income including dry stack, storage, sales, repair, restaurant.

PROMINENT MARINA & COMMERCIAL FACILITY

- > 4.65 acres of deeded property
- > Existing boat basin for haul out
- > 88 ton marine travel lift
- > Currently operates as boat and catamaran repair yard
- > Approximately 380' of concrete dock and pilings
- > Ramp next to boat basin for trailer access
- > Possible 300+ dry rack storage building for 30'-50'
- > Existing dockage and haul out supports repair and dry rack

PRIME LOCATION

- > 210' frontage on Overseas Highway
- > High activity area in Key Largo
- > Coveted immediate boating access to ocean
- > Billboard Signage provides excellent exposure
- > High traffic count of approximately +/-17,000 cars daily
- > Dry lot available for purchase facing N/S bound Overseas Highway
- > North and southbound exposure with additional lot
- > Outstanding location for boat dealers and dry stack users

ZONING

- > SC Suburban Commercial allows marina, boat storage, multi-family, Hotel, retail, office
- > Entitlements for one unlimited size ROGO residential unit and One NROGO for 12,000 SF commercial building

EXCLUSIVELY OFFERED BY

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SIGNATURE MARINE PROPERTIES

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