

# Grassy Key Marina For Sale

59073 Overseas Hwy, Marathon, FL 33050

# NAI Southcoast



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FOR SALE:

# \$10,900,000



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## Property Details

Address:	59073 Overseas Hwy, Marathon, FL 33050
Pricing:	\$10,900,000
Size:	22,000 SF Total Building Size on 2.7 Acres, plus Boat Basin. 33 Wet Slips, 110 Dry Rack Spaces, 78 Boat Trailer Storage Spaces
Land Use:	Commercial Marina
Zoning:	Mixed Use (MU)
Parcel ID:	00375960-000000

## Property Summary

- Marina services include 110 Indoor & Outdoor Dry Rack Storage spaces, 33 Wet Slips and 78 Trailer Storage spaces.
- Tiki Hut sits on the Point overlooking the Gulf of Mexico
- Marketplace with Beer, Ice, and Bait Convenience store with or without fuel sales in parking area.
- First stop as vehicles come into the north end of Marathon.
- Grassy Key Marina received the 2022 Boater's Choice award
- Chartered Fishing and Boat Rental Tenants
- Affluent Duck Key very close by.
- Great visibility from US-1 (Overseas Hwy) on the way through Grassy Key.
- No competition around. Cost and barriers to entry minimal.
- So much potential and upside for new owners to realize.
- 4 studio apartments, adding income to the property - \$5,500/month



## Investment Highlights

This is not a CAP Rate Investment deal. This is an opportunity to buy and develop the property, increase occupancy, and maximize its potential. Major Upside Potential in Rent and Redevelopment.

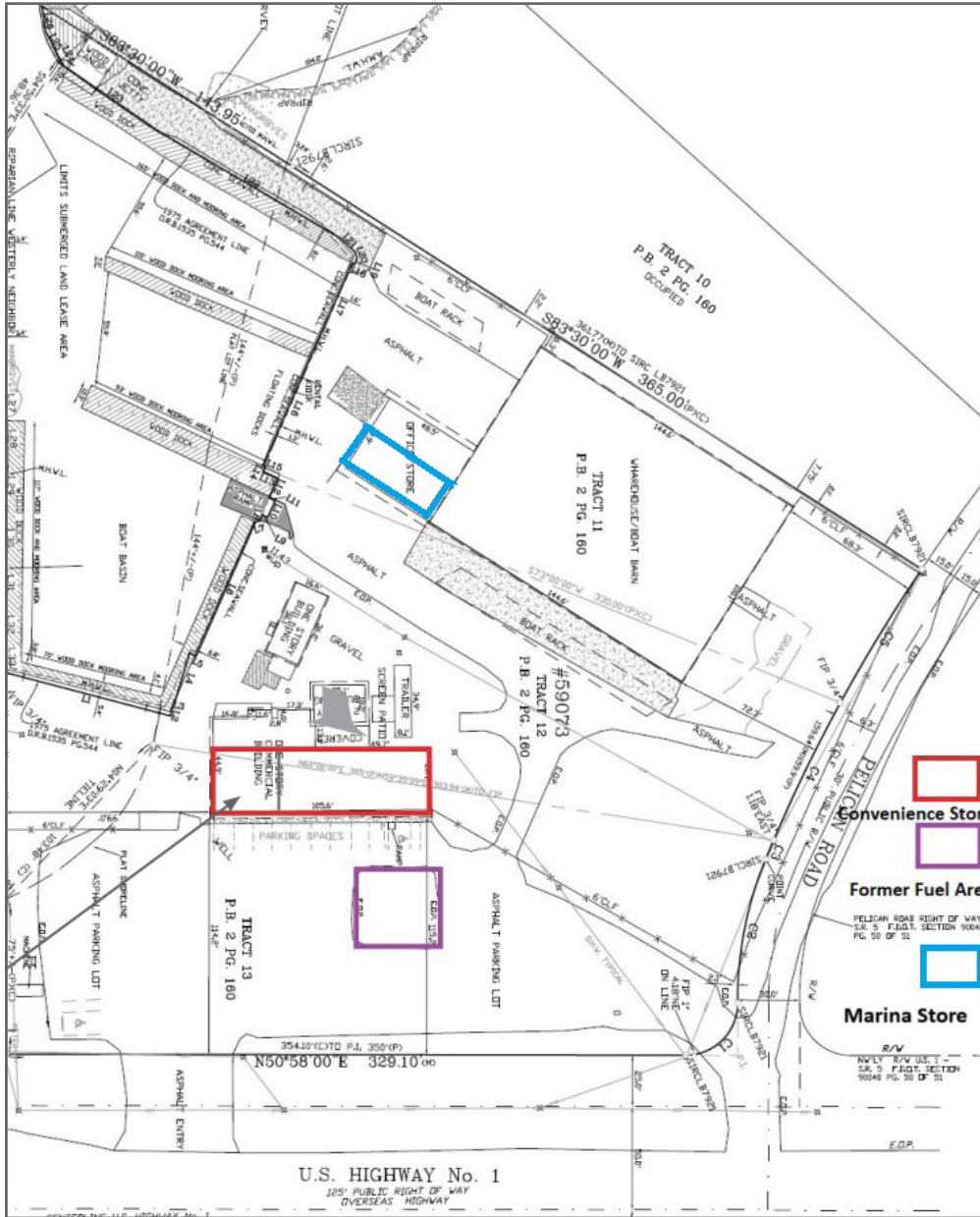
## Virtual Tour

<https://drive.google.com/file/d/1mTJl5NSXcMyie8VWzWWW-fZbhBNu1a7r/view?usp=sharing>

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## Site Plan



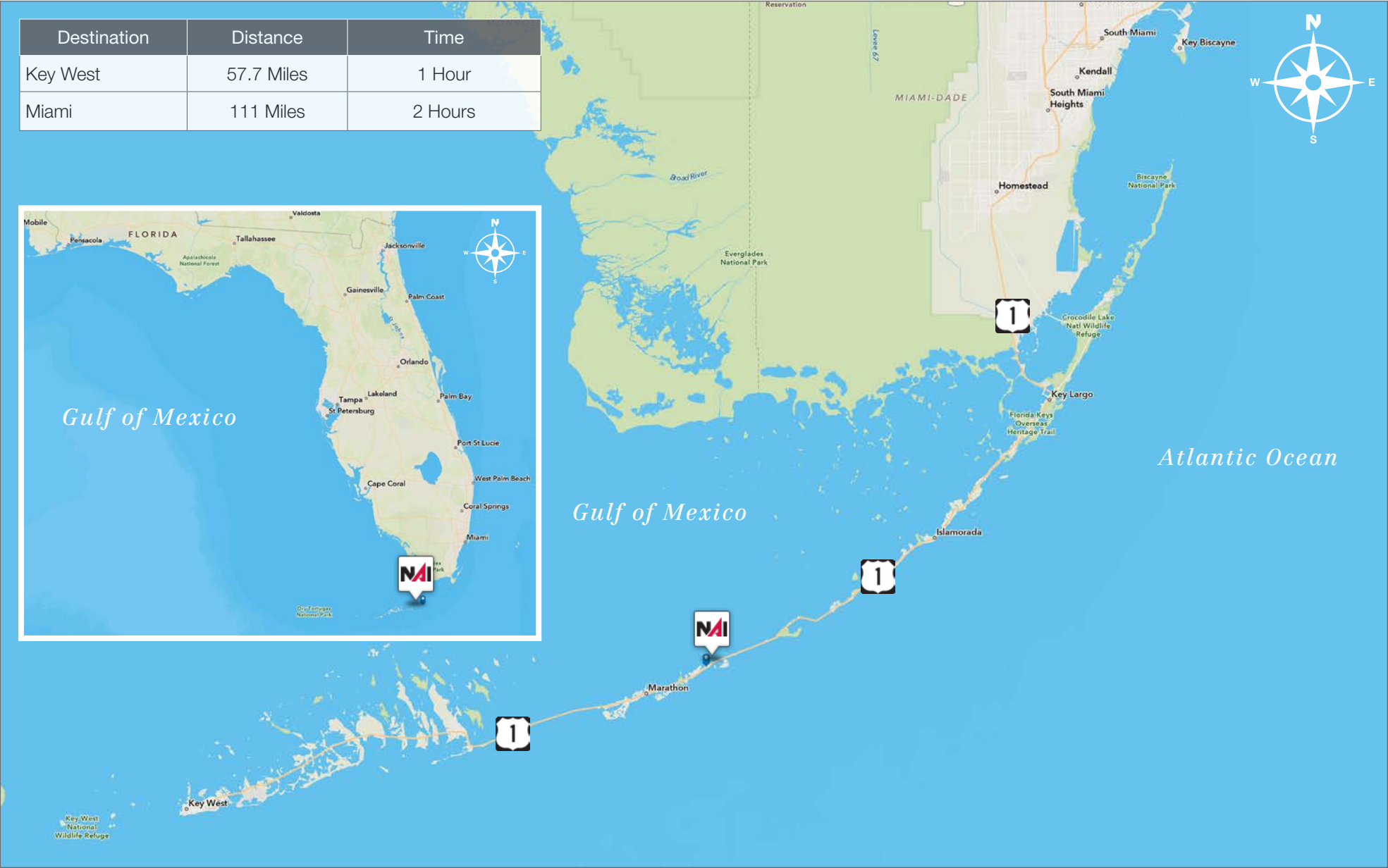
- **Prime Waterfront Location:** There is 22,000 SF of buildings on 2.7 acres of this Marina and areas for expanded rack storage. This marina boasts a prime waterfront setting, offering breathtaking views of the azure waters and easy access to the Atlantic Ocean and the Gulf of Mexico.
- **Full-Service Facilities:** The marina features a comprehensive range of amenities, including boat slips with varying sizes to accommodate different vessel types, providing an ideal destination for boating enthusiasts seeking a premium docking and service location.
- **Infrastructure:** Equipped with proven infrastructure, the marina offers updated utilities, electrical hookups, and amenities that cater to the needs of both boat owners and visitors, ensuring a seamless and comfortable experience.
- **Business Potential:** With its strategic location and range of services, the marina presents an attractive investment opportunity. Its potential to cater to boat storage, maintenance, fueling, and retail services positions it as a versatile asset with multiple revenue streams.
- **Recreational Hub:** Beyond its boating facilities, the marina contributes to the local community by providing a hub for recreational activities such as fishing, water sports, and leisurely waterfront relaxation.
- **Coastal Lifestyle:** Owning this marina in Marathon, Florida, offers more than a business venture – it's an invitation to embrace the laid-back coastal lifestyle of the Florida Keys, where sunsets, warm breezes, and marine adventures are part of daily life.

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Drive Time

Destination	Distance	Time
Key West	57.7 Miles	1 Hour
Miami	111 Miles	2 Hours





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Grocery Store





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Apartments

Marina Property includes 4 Studio Apartments





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## Storage Racks

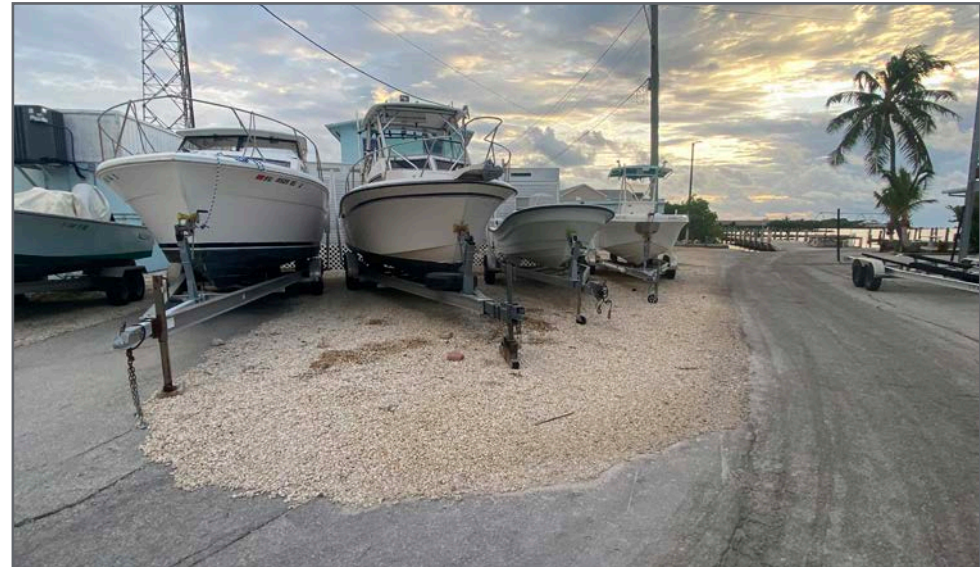




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## Trailer Storage





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## Barn Rack Storage

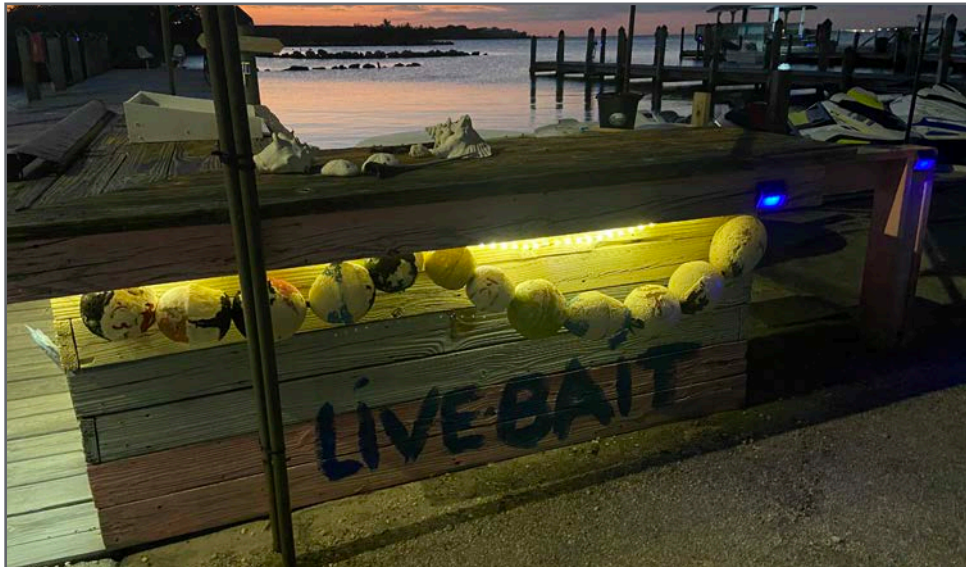




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Boat Basin





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Additional Photos





# Regional Overview

## Monroe County, Florida

Monroe County, Florida, is a captivating tapestry of vibrant communities woven into the breathtaking landscape of the Florida Keys. From the vibrant and eclectic streets of Key West to the tranquil shores of Islamorada and the charming allure of Marathon, each city exudes its own distinctive character. As the southernmost county in the continental United States, Monroe County is renowned for its stunning beaches, world-class diving sites, and a rich maritime heritage. Whether savoring the artistic energy of Key West's historic district, embarking on thrilling water adventures in Islamorada, or embracing the serene coastal lifestyle of Marathon, each city within Monroe County offers a unique gateway to the paradisaical wonders of the Florida Keys.

### *Monroe County is for...*

Monroe County, Florida, offers a kaleidoscope of activities and experiences that cater to every interest, making it a playground for both adventure seekers and relaxation enthusiasts. Key West beckons with its artistic vibes, historic architecture, and vibrant nightlife along Duval Street. The Ernest Hemingway Home and Museum, Mallory Square's sunset celebrations, and water activities like snorkeling and kayaking are just a glimpse of the city's diverse offerings.

Moving north, Islamorada presents a paradise for fishing enthusiasts, boasting exceptional sport fishing opportunities and marine exploration at spots like the Florida Keys National Marine Sanctuary and Theater of the Sea. Nature lovers can indulge in the scenic beauty of Long Key State Park, while art aficionados can peruse local galleries showcasing the work of talented creators.

In Marathon, the Turtle Hospital and Dolphin Research Center provide insight into marine conservation, offering hands-on encounters with these remarkable creatures. The city's picturesque beaches invite relaxation, while the Florida Keys Aquarium Encounters provide an educational and interactive marine experience for all ages.

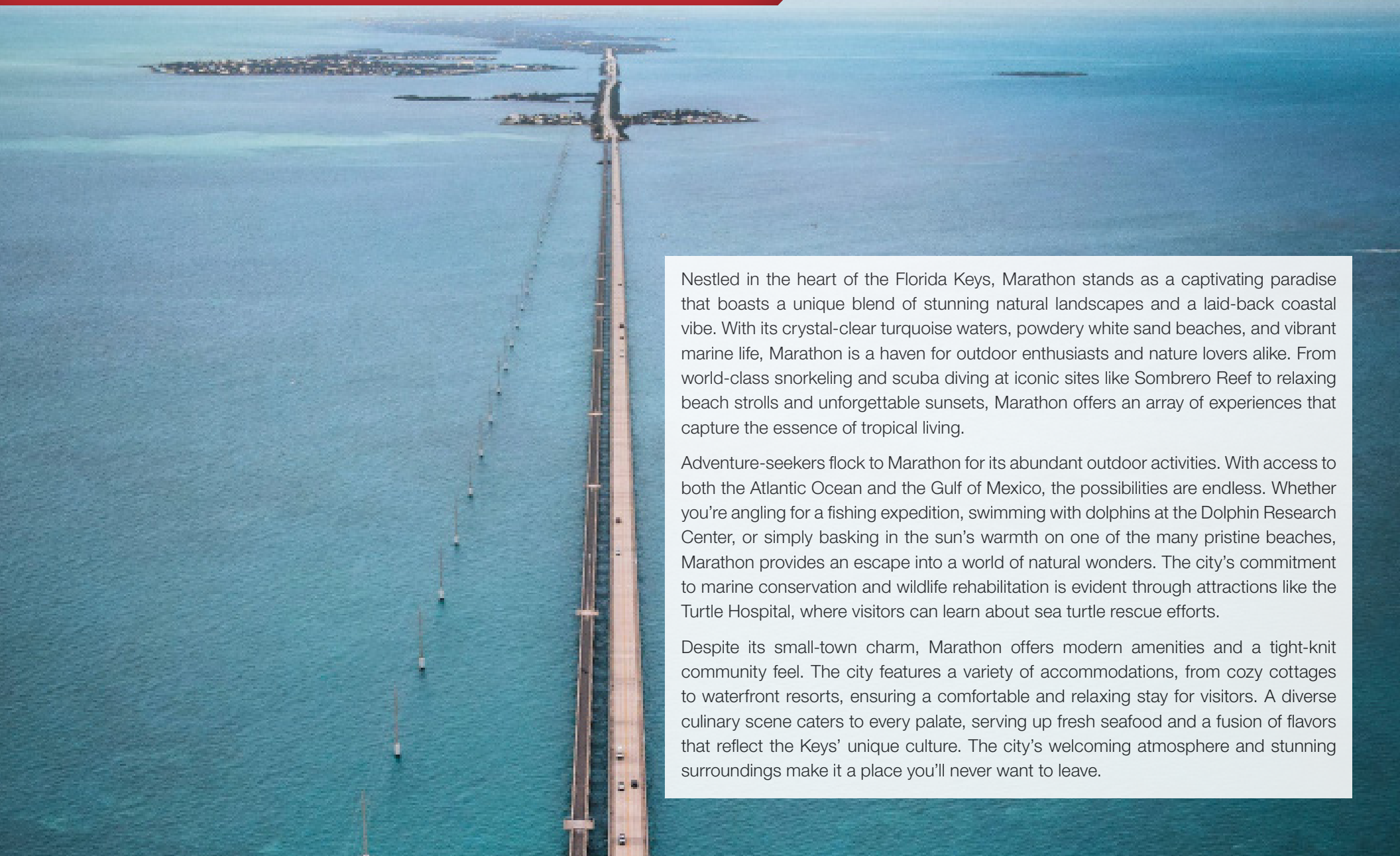
Throughout Monroe County, the allure of the ocean is never far away. Snorkeling and diving reveal a vibrant underwater world teeming with coral reefs and exotic marine life. For those seeking a more serene escape, the laid-back atmosphere of Marathon and Islamorada offers the perfect backdrop for leisurely strolls, waterfront dining, and unforgettable sunsets.





# City Overview

Marathon, Florida



Nestled in the heart of the Florida Keys, Marathon stands as a captivating paradise that boasts a unique blend of stunning natural landscapes and a laid-back coastal vibe. With its crystal-clear turquoise waters, powdery white sand beaches, and vibrant marine life, Marathon is a haven for outdoor enthusiasts and nature lovers alike. From world-class snorkeling and scuba diving at iconic sites like Sombrero Reef to relaxing beach strolls and unforgettable sunsets, Marathon offers an array of experiences that capture the essence of tropical living.

Adventure-seekers flock to Marathon for its abundant outdoor activities. With access to both the Atlantic Ocean and the Gulf of Mexico, the possibilities are endless. Whether you're angling for a fishing expedition, swimming with dolphins at the Dolphin Research Center, or simply basking in the sun's warmth on one of the many pristine beaches, Marathon provides an escape into a world of natural wonders. The city's commitment to marine conservation and wildlife rehabilitation is evident through attractions like the Turtle Hospital, where visitors can learn about sea turtle rescue efforts.

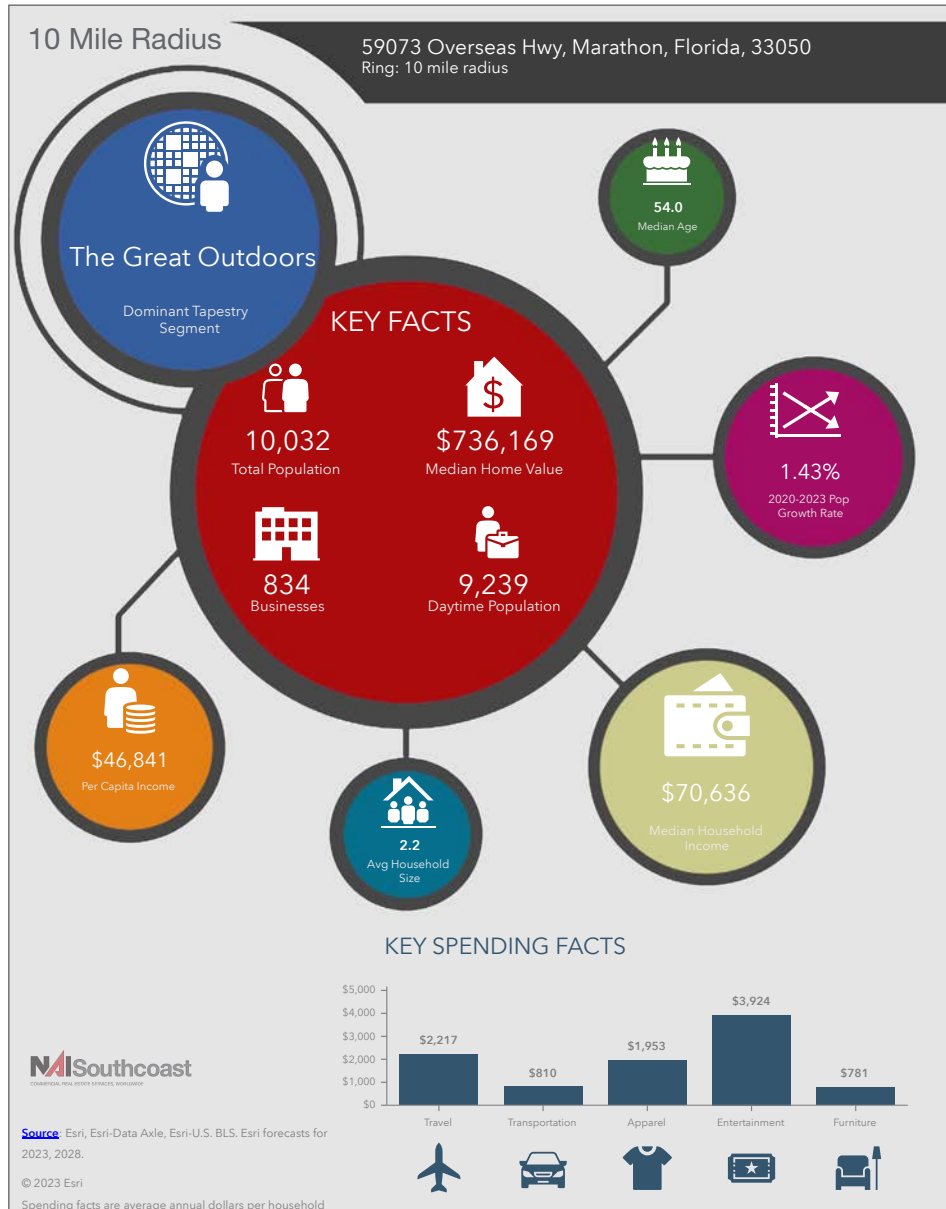
Despite its small-town charm, Marathon offers modern amenities and a tight-knit community feel. The city features a variety of accommodations, from cozy cottages to waterfront resorts, ensuring a comfortable and relaxing stay for visitors. A diverse culinary scene caters to every palate, serving up fresh seafood and a fusion of flavors that reflect the Keys' unique culture. The city's welcoming atmosphere and stunning surroundings make it a place you'll never want to leave.



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## 2023 Demographics



### Population

- 3 Mile: 1,313
- 5 Mile: 1,961
- 10 Mile: 9,650

### Average Household Income

- 3 Mile: \$120,799
- 5 Mile: \$116,073
- 10 Mile: \$108,598

### Median Age

- 3 Mile: 55.2
- 5 Mile: 56.3
- 10 Mile: 53.9



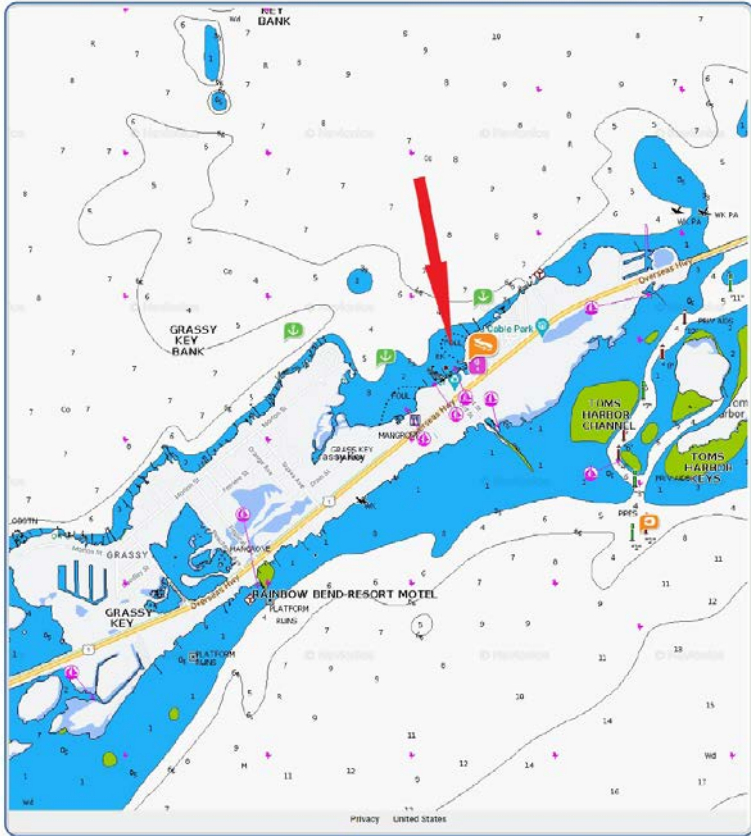


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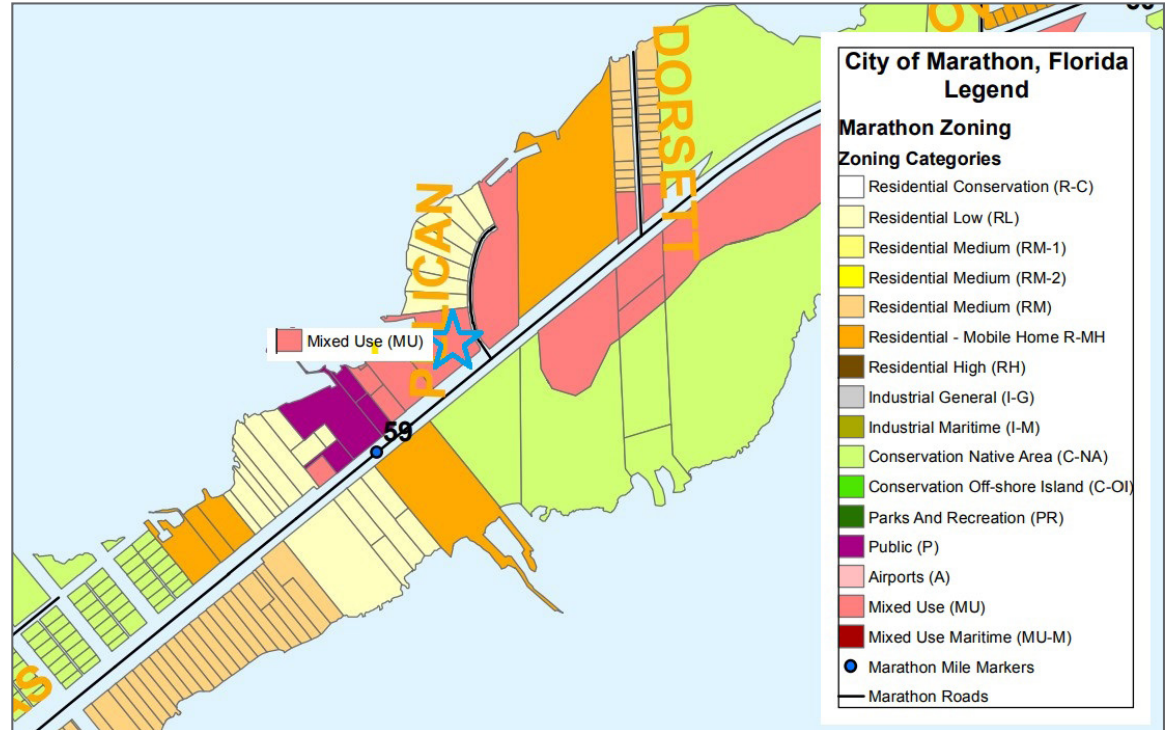
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# Area Maps and Charts

## Nautical Chart



## Zoning Map







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