



1 New York Rd  
Port Republic, NJ 08241

Asking \$4,790,000.00



### COMMENTS

Magnificent Leisure Property Investment! 60 Floating Slip Marina, on Nacote Creek, with Owners slip, fully rented & equipped with water & electric, appx 30 mins by boat to Atlantic City, Long Beach Island & nearby waterfront dining, Leased 20x40 Warehouse, two additional out bldgs for storage, detached workshop offers ship store, 2Bed/1Bath Gorgeous Residential Home with attached 1Bed/1Bath Apt/long term tenant in place, additional duplex recently renovated offers 1Bed/1Bath unit/long term tenant in place & possible studio unit, house & all buildings have newer roofs, winter/summer prep services & storage offered, with renewed winter storage customers, in water season April-November, with extended season at a monthly rate, multiple additional income possibilities, sale will include 30 ton travel lift, 2021 Kubota Backhoe, 4000 lb Clark forklift, 6 yard trailers, appx 250 boat stands, appx 400 keel blocks, Turnkey business with repeat seasonal customers.

### PROPERTY DETAILS

| Exterior    | OutsideFeatures                | ParkingGarage     | InteriorFeatures    |
|-------------|--------------------------------|-------------------|---------------------|
| See Remarks | Dock/Pier/Slip                 | 11 or More Spaces | Other (See Remarks) |
|             | Recreation Facilities          |                   | Smoke/Fire Alarm    |
|             | Restrooms                      |                   | Storage             |
|             | Security Light/System          |                   |                     |
|             | See Remarks                    |                   |                     |
|             | Sign                           |                   |                     |
|             | Storage Building               |                   |                     |
|             | Ask for Carole Lelli           |                   |                     |
|             | Berger Realty Inc.             | HotWater          | Water               |
|             | 109 E 55th St., Ocean City     | Electric          |                     |
|             | Call: 609-399-4211             |                   |                     |
|             | Email to: cll@bergerrealty.com |                   |                     |

