

KEY HARBOR MARINA

WARETOWN, NJ



OFFERING MEMORANDUM

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WARETOWN, NJ

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KEY HARBOR MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

AERIAL PHOTOS

DOCKS

INDOOR BOAT STORAGE & SERVICE CENTER

WELL-STOCKED SHIPS STORE

SHOWROOM AND SALES OFFICES

POOL

RESTAURANT

OUTDOOR EATERY NEXT TO POOL

FUEL

LARGE AND PROFITABLE PARTS DEPT

55-TON TRAVELIFT, NEG FORK TRUCK, HYDR TRLER

WHEN THE SUN GOES DOWN...

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE: \$10,700,000

AVAILABLE SF:

BUILDING SIZE: 32,000 SF approx

PRICE / SF: \$5,350.00

PROPERTY OVERVIEW

This spectacular full-service Marina overlooks beautiful Barnegat Bay and the Jersey Shore. The large body of protected water inside the barrier islands provides a natural breakwater effect to keep seas manageable while delivering a true open-water boating experience. The Marina's private basin provides further protection and tranquility as it effectively guards against damage during storms while providing security for its customers.

Storage, fuel, service, bait, rentals, restaurant, swimming pool, modern bath houses, a showroom, new boat sales, haul & launch, convenient parking, a Travelift and cleaning stations are only a few of the outstanding attributes customers enjoy at this grand facility.

Key Harbor is an exceptionally profitable facility with a full range of income streams that culminate from the vibrancy of its combined operations. Its value was determined taking some banding of cash flows into consideration while applying an 8% cap rate to the rest. The facility is most certainly priced to sell and to provide additional opportunities for its next owner into the future.

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

Key Harbor is a favorite among boaters and is known for its family-oriented boating lifestyle. Friends meet friends and family meets family in a cozy and upscale environment to enjoy the best life has to offer.

HIGHLIGHTS

- Safe and wide channel for easy access to the marina
- Basin is well-protected from wave action and storms
- 260 wet slips for vessels up to 66' and 22' beam
- Full amenities on the docks including water, electric and cable
- Undercover rack storage for boats
- Certified Yamaha and Suzuki engines
- Mobile services with 6 vehicles from Hudson River to Cape Bay
- Large swimming pool and deck overlooking the Bay
- 3 large and convenient climate-controlled bathhouses
- High-speed Wi-Fi throughout the marina
- Elegant Dining at the Waterfront Restaurant
- Outside eatery on waterfront adjoining the Restaurant
- Large Ships' Store for various sundries and parts
- Indoor Showroom to display new boats
- Outdoor sales Lot
- Viewing pier for relaxing on the Bay
- 55-ton Travelift for hauling larger vessels
- Negative fork truck for hauling smaller vessels
- Fuel Docks and pumps with Diesel and 89 Octane gasoline with Valvtect
- Deep draft for larger vessels
- Offices for lease to law enforcement and others
- Abundant customer parking
- Established, loyal and affluent customer base

SAFE & EASY ACCESS / PROTECTED MARINA BASIN



METICULOUS GROUNDS ALONGSIDE THE DOCKS



INDOOR BOAT STORAGE & SERVICE CENTER



WELL-STOCKED SHIPS STORE



SHOWROOM AND SALES OFFICES



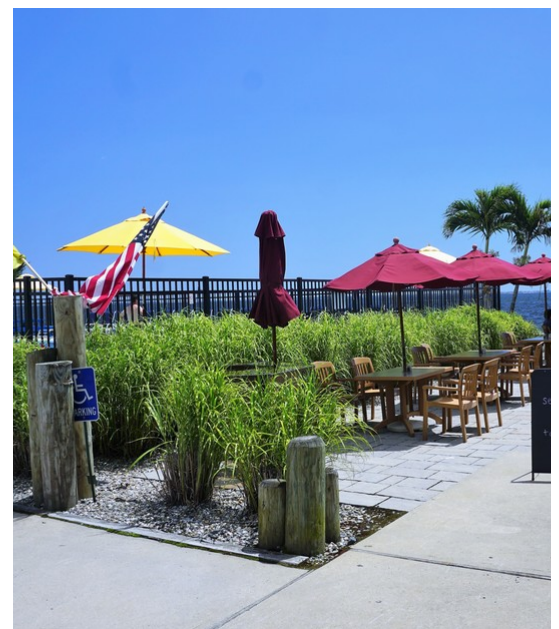
SWIMMING POOL OVERLOOKING THE BAY



ELEGANT WATERFRONT RESTAURANT



OUTDOOR EATERY NEXT TO POOL



FUEL STATION AND PUMPS - GASOLINE AND DIESEL



LARGE AND PROFITABLE PARTS DEPT



55-TON TRAVELIFT, NEG FORK TRUCK, HYDR TRLER



AT THE END OF THE DAY...



KEY HARBOR MARINA

LOCATION INFORMATION

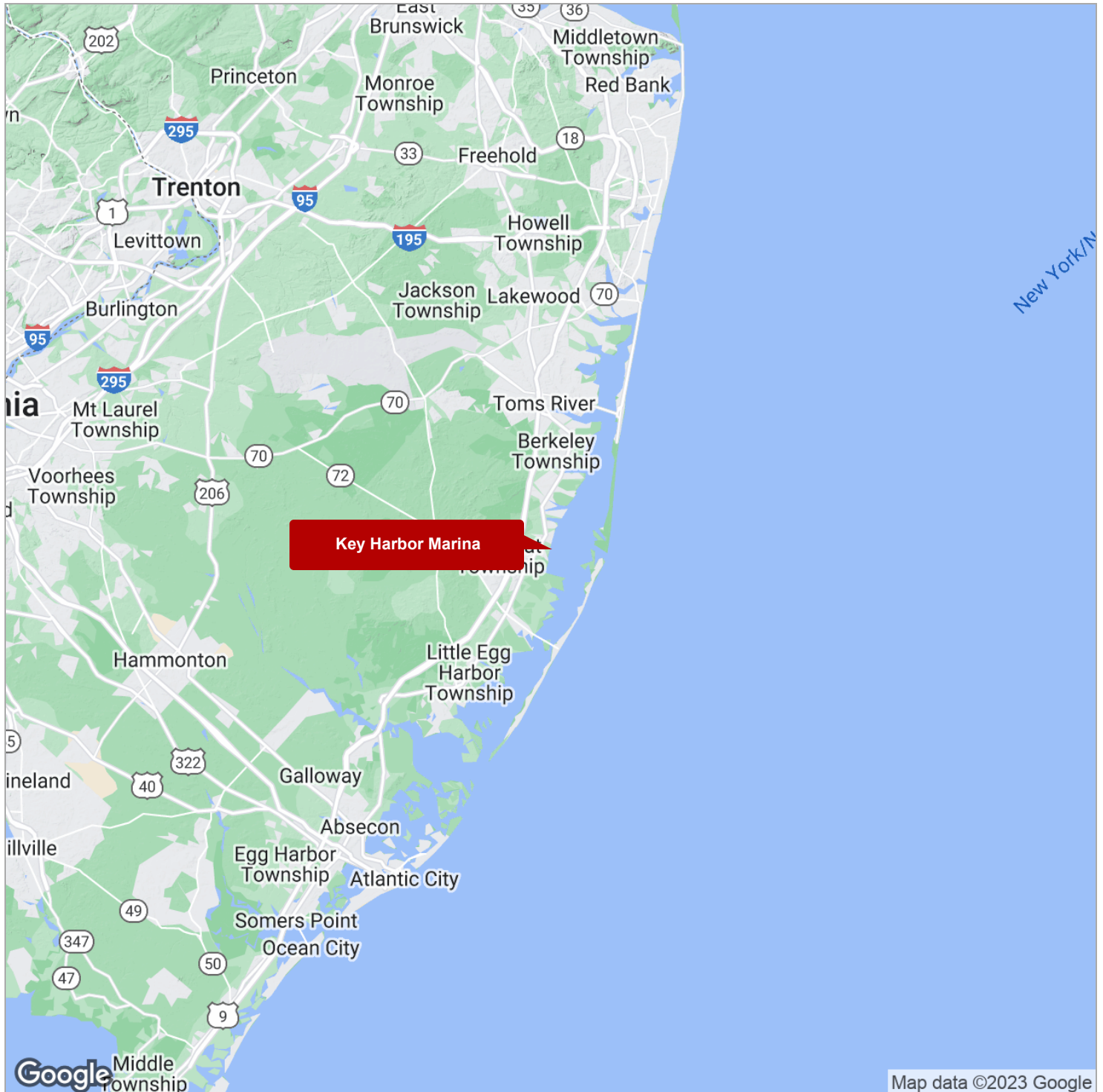
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REGIONAL MAPS

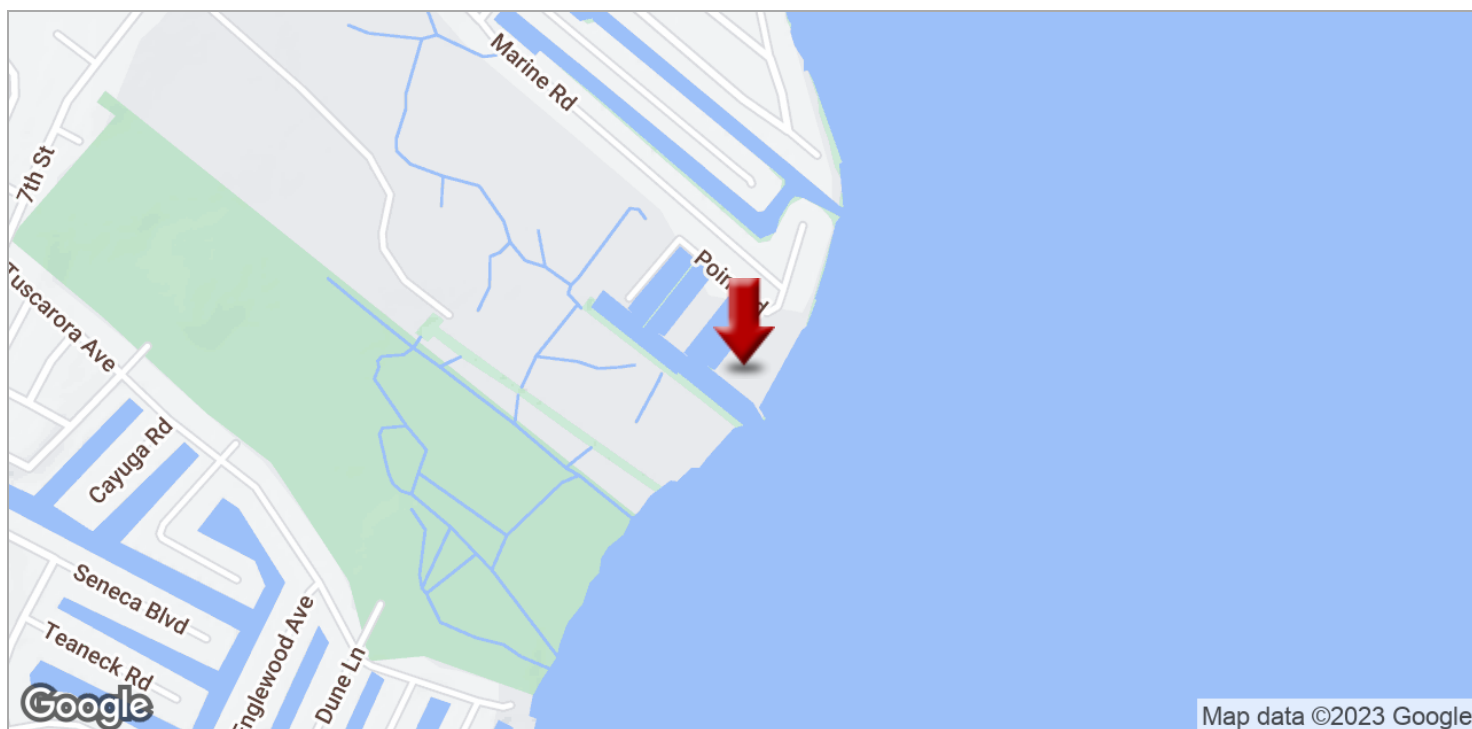
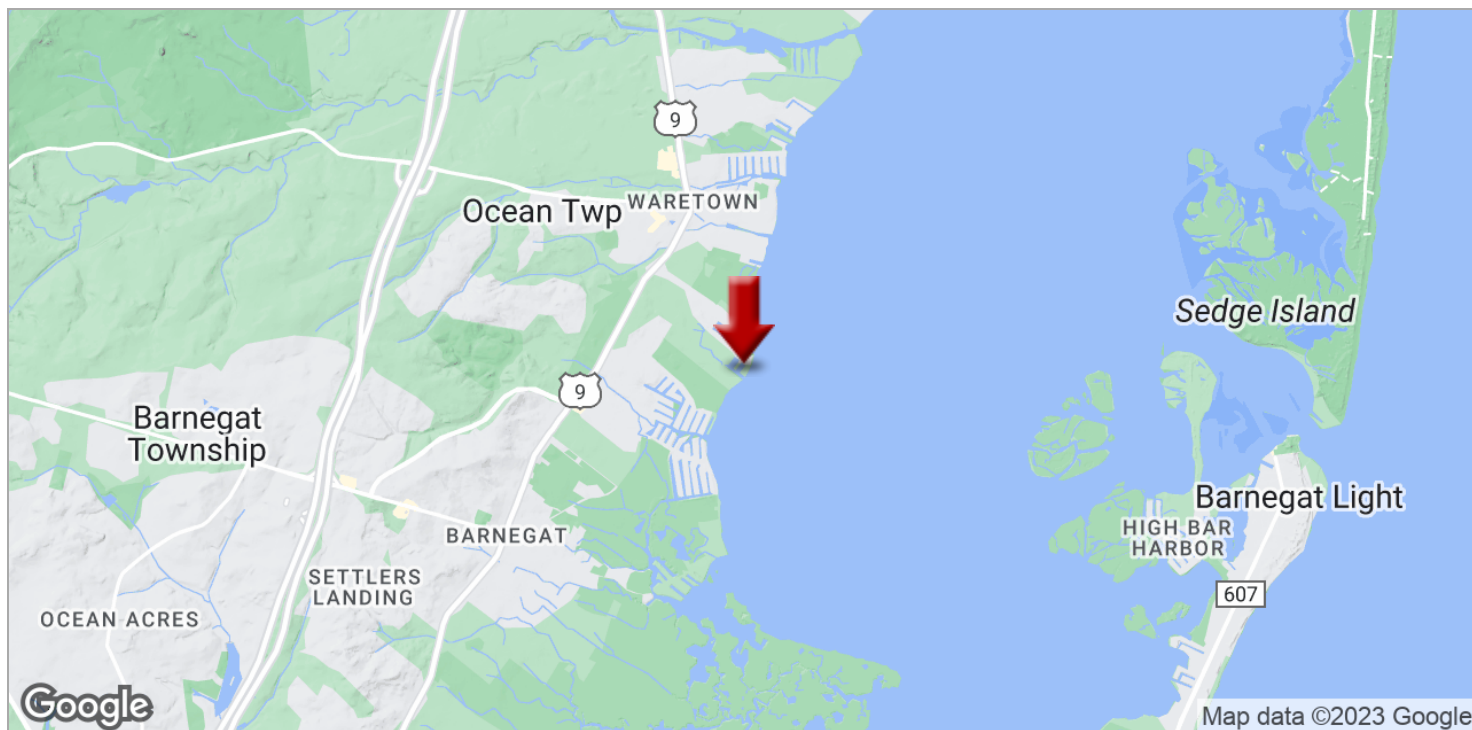
LOCATION MAPS

AERIAL MAP

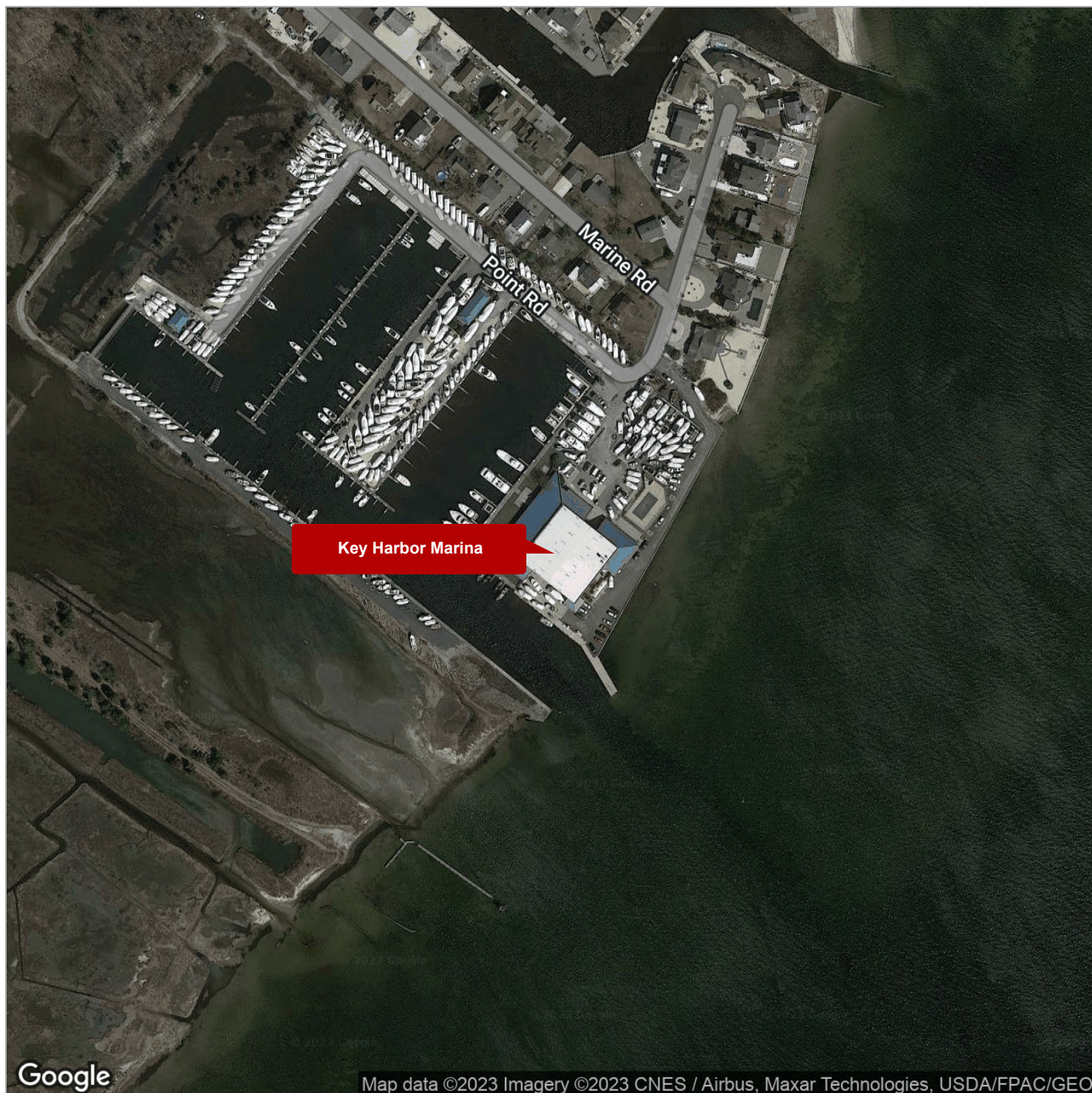
REGIONAL MAPS



LOCATION MAPS



AERIAL MAP



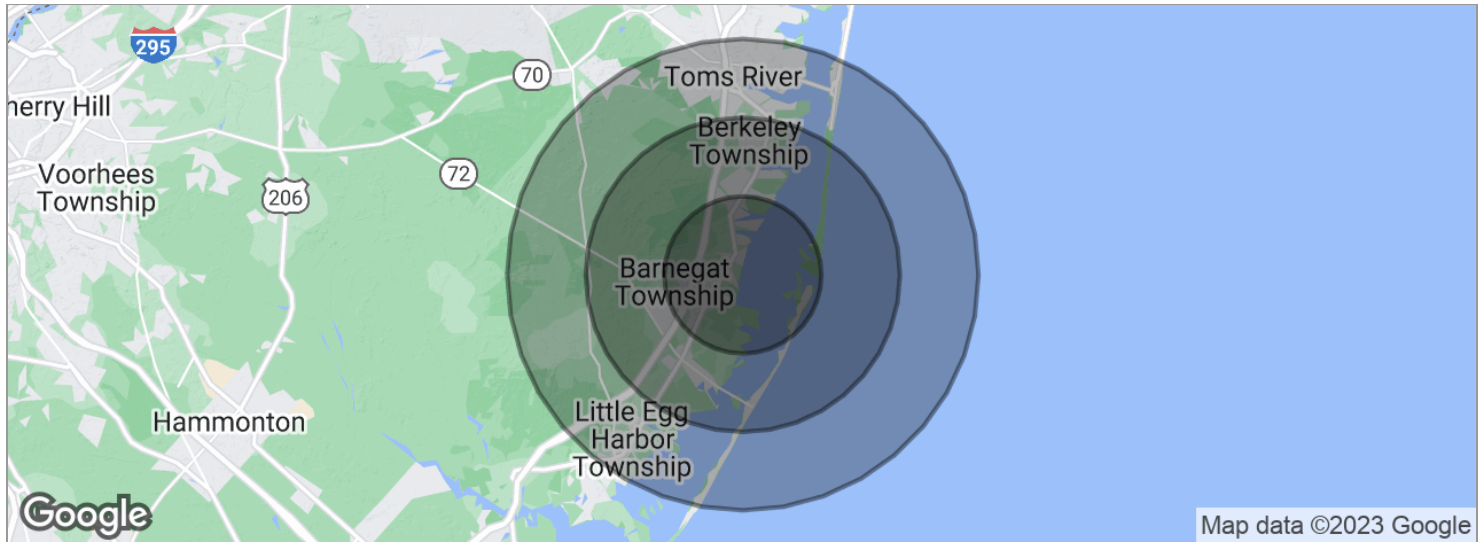
KEY HARBOR MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



POPULATION	5 MILES	10 MILES	15 MILES
Total population	37,769	111,493	259,823
Median age	41.1	43.3	44.4
Median age (male)	38.8	41.6	42.9
Median age (Female)	42.3	44.3	45.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	14,070	42,788	103,235
# of persons per HH	2.7	2.6	2.5
Average HH income	\$83,955	\$83,588	\$77,893
Average house value	\$298,735	\$331,156	\$302,907

* Demographic data derived from 2020 ACS - US Census