

WC Beardslee Inc.

HARSENS ISLAND, MI



OFFERING MEMORANDUM

PRESENTED BY:

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HARSENS ISLAND, MI

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W C BEARDSLEE MARINE

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

STORAGE/SVC BUILDINGS IN EXCELLENT CONDITION

WATERWAYS OFFER CLEAR PASSAGE/ STORM PROTECTION

PAVED W/ CONCRETE - COVERED STORAGE & SVC SHOPS

TALL SHEDS ACCOMMODATE TRAVEL LIFT OPS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	
APPROX. PROPERTY SIZE:	3.4 ACRES
APPROX. COMBINED BLDGS:	39,150 SF
PARCEL #:	74146310069000
APPROX. PRICE / SF:	

PROPERTY OVERVIEW

This unique property has boat yard service and repair operations currently being conducted on site and is uniquely positioned to accommodate the ongoing demand for vessel haul, launch, storage, commissioning, boat club, sales and services. Its heavy industrial zoning classification opens the door for additional uses and opportunities that are available for those who may have alternative needs for ingress and egress to Harsens island. Most of the property is paved with load-bearing concrete and steel buildings which are in very good condition. Sheet pile seawalls are utilized in most high volume areas (such as the Travelift well and in certain upland areas where a necessary retaining wall was installed). There is also a large previously designed and partially constructed well inside the northernmost storage building where 40' steel sheet pile was driven in preparation for excavation to create an approximately 150' long and 45' wide deep-water berth. The well is capped and covered in poured concrete (visible on the floor) but can be excavated to create a massive undercover (or open if the building is removed) slip for commercial boats, barges or large yachts.

Harsens Island is a spectacular and unique venue that is growing rapidly while retaining its rich history and its charm. Currently, all traffic on and off the island uses a continuous ferry that provides a swift and professional service. The island's proximity to Lake St. Clair and all of the extraordinary boating activity and clientele is sure to provide a strong and enduring venue for marine industry related activities and services. The site is worth a visit and buyer candidates will be impressed with the infrastructure and condition of its facilities.

Storage / Svc Buildings In Excellent Condition



Waterways Offer Clear Passage / Storm Protection



Paved W/Concrete - Covered Storage & Svc Shops



Tall Sheds Accommodate Travel Lift Ops.



W C BEARDSLEE, INC.

LOCATION INFORMATION

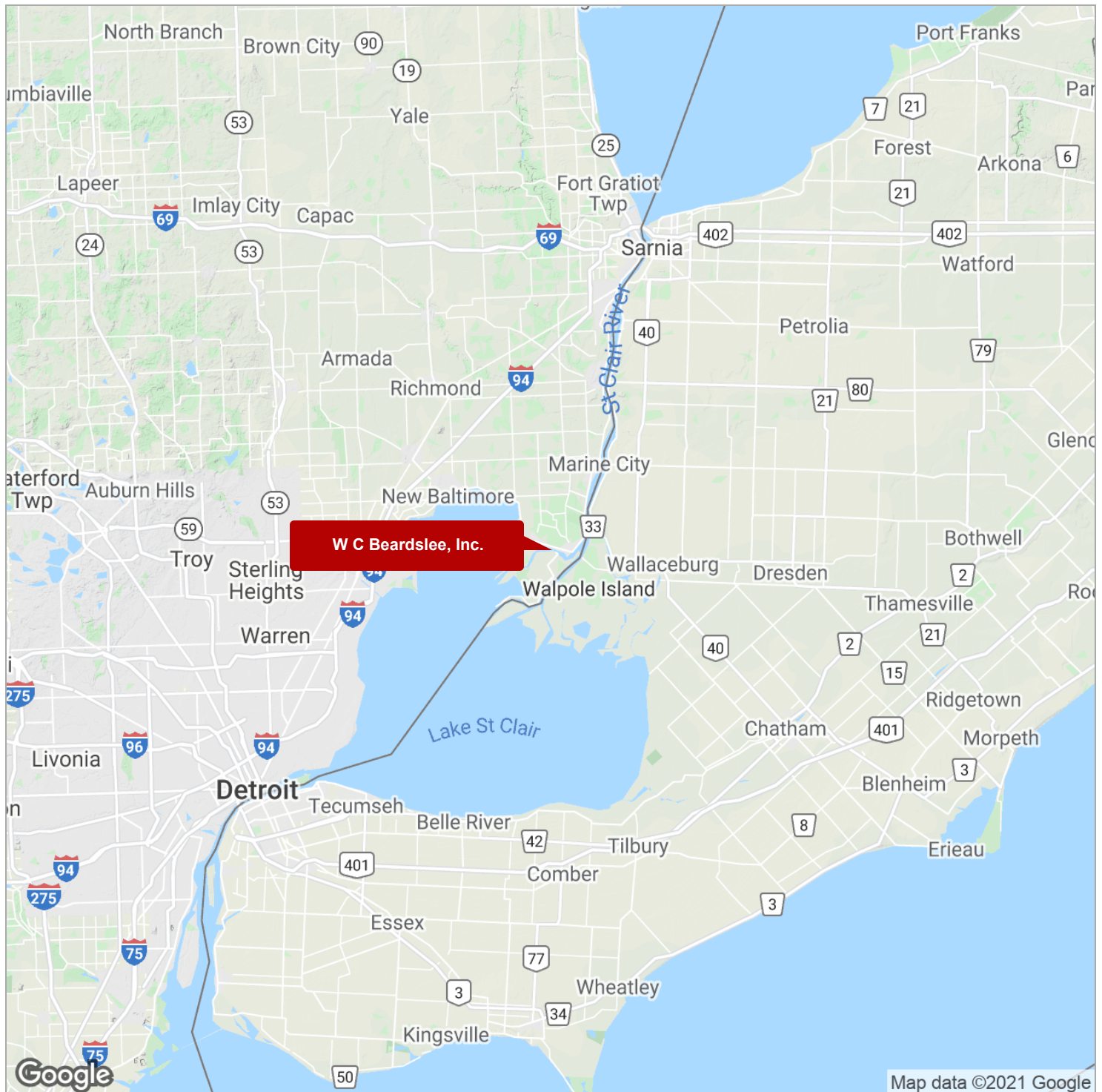
2

REGIONAL MAP

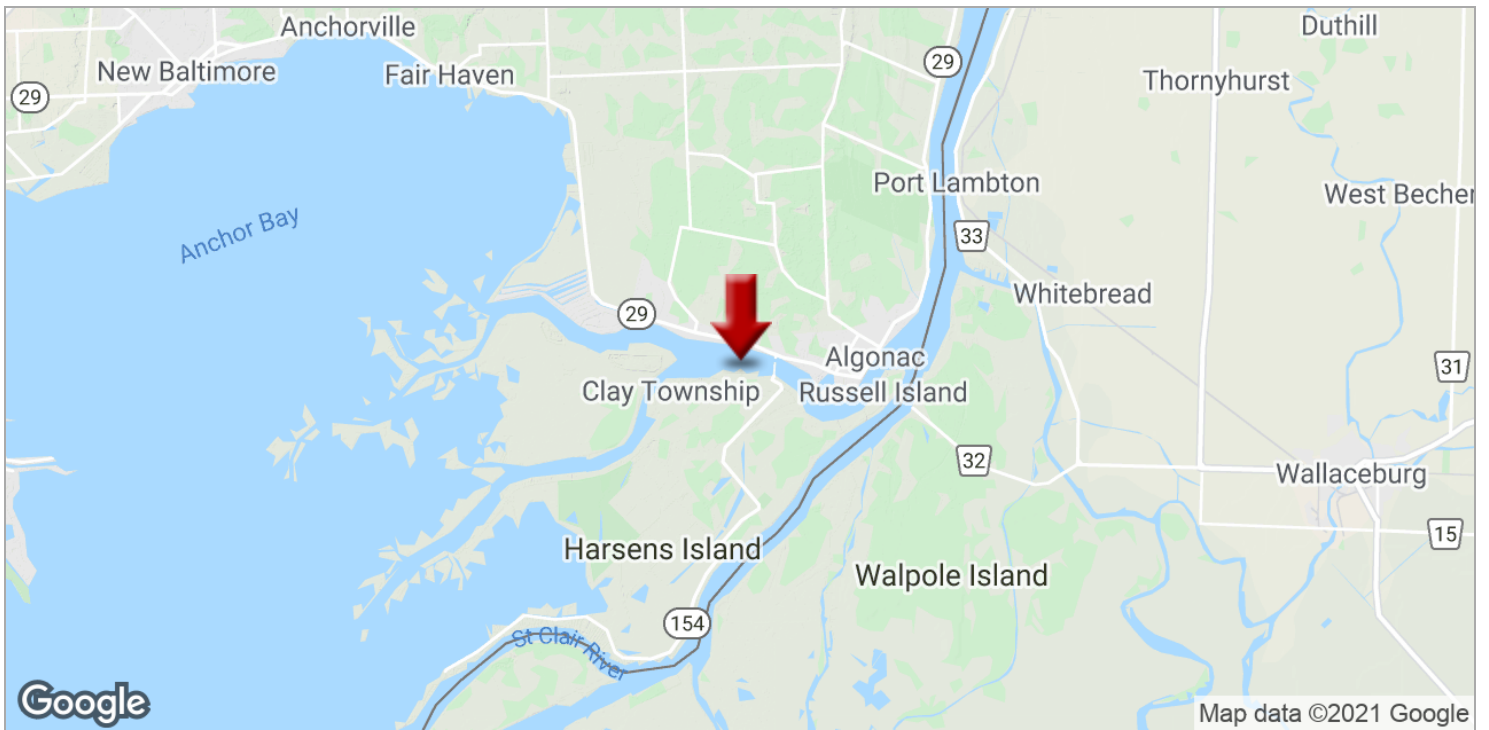
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



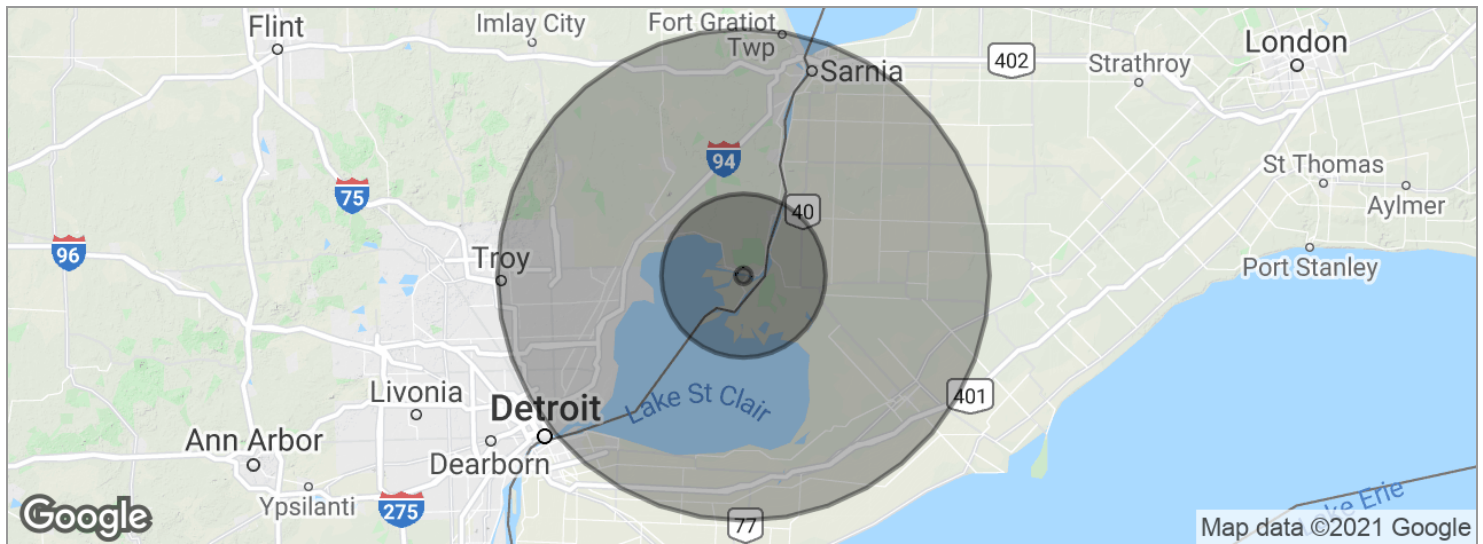
W C BEARDSLEE, INC.

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
Total population	459	32,552	993,613
Median age	45.2	40.6	39.2
Median age (male)	44.5	40.5	37.6
Median age (Female)	46.4	41.3	40.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	187	12,588	389,403
# of persons per HH	2.5	2.6	2.6
Average HH income	\$69,840	\$60,187	\$66,563
Average house value	\$246,175	\$196,823	\$176,665

* Demographic data derived from 2010 US Census