

## FOR SALE

### Stow Away Marine And Storage

4815 Coastal Hwy. 98 , Crawfordville, FL

**Sale Price:** \$2,550,000

**Property Type:** Retail/Strip Center

**Retail SF:** 5,000 sf

**Land Size:** 5.5 Acres

**Parking:** 25

**Storage Buildings Size:** 26,000 SF

**Zoning:** Commercial

**Cross Streets:** Spring Creek Highway And US 98

### Property Details

- 100% Mini Warehouse With Room to Grow
- 125 Enclosed Mini Warehouse Units
- 10 Covered Boat Storage Units
- 43 Outdoor Boat Storage Units
- Entire Property is High Fenced
- Very Successful Boat Repair Shop Included in Sale
- Includes an Office and Apartment on Site



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# Executive Summary



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$2,550,000
<b>Lot Size:</b>	5.5 Acres
<b>Building Size:</b>	10 Buildings
<b>Zoning:</b>	Commercial
<b>Cross Streets:</b>	Spring Creek Highway - US 98

## PROPERTY OVERVIEW

A great property and business located at 4815 Coastal Hwy. 98 in Crawfordville FL. In operation for over ten years. The sale includes all of the inventory in the marine mechanic and boat sales shop. There is interest from the lead mechanic in leasing the business from a new owner.

## PROPERTY HIGHLIGHTS

- 100% Leased Mini Warehouse with Room to Grow
- 125 Enclosed Mini Warehouse Units
- 10 Covered Boat Storage Units
- 40 Outdoor Boat Storage Units
- Entire Property is High Fenced
- Includes an Office and Apartment on Site
- Entire site in 5 Acres
- 4 miles to Boating Communities of Shell Point - Live Oak Island - Spring Creek
- Wakulla County will Build More Single-Family Homes in 2018 than Leon Adding to Demand for Storage



# Property Details



<b>PROPERTY NAME:</b>	Stow Away Marine and Storage
<b>PROPERTY ADDRESS:</b>	4815 Coastal Hwy. 98 Crawfordville, FL 32327
<b>PROPERTY TYPE:</b>	Retail
<b>APN:</b>	00-00-049-000-09878-012;00-00-049-000-09878-006; 00-00-049-000-09878-011
<b>GROSS LEASABLE AREA:</b>	26,000 SF
<b>BUILDING CLASS:</b>	C
<b>ZONING:</b>	Commercial
<b>YEAR BUILT:</b>	2005
<b>NUMBER OF STORIES:</b>	1
<b>FOUNDATION:</b>	Concrete
<b>NUMBER OF STORIES:</b>	1
<b>ROOF:</b>	Metal



**STOW AWAY MARINE AND MINI WAREHOUSE CENTER**

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PROPERTY DETAILS // 4

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# Marine Repair Opportunity



## MARINE REPAIR OPPORTUNITY

- A tremendous opportunity for an owner operator. This property is perfectly set up for a marine mechanic business to take an already profitable business to the next level.
- The attached storage income affords the business owner a built-in cash flow that will almost cover the entire debt and most of the expenses.
- With almost \$150,000 of storage income below market storage rates, this opportunity is of a lifetime. At Market rates, the storage component should generate \$185,000 per year in income.
- The marine repair and supplies business is already generating over \$1,000,000 in sales and service tickets.
- Also included in the sale is a boat sales which feature Pioneer and Alumicraft boats.
- An investor could achieve north of 10% return on this deal by selling the business and leasing the space back to an experienced marine service operator



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MARINE REPAIR OPPORTUNITY

COMPLETE HIGHLIGHTS // 5





# Additional Photos



**STOW AWAY MARINE AND MINI WAREHOUSE CENTER**

4815 COASTAL HWY. 98, CRAWFORDVILLE, FL 32327

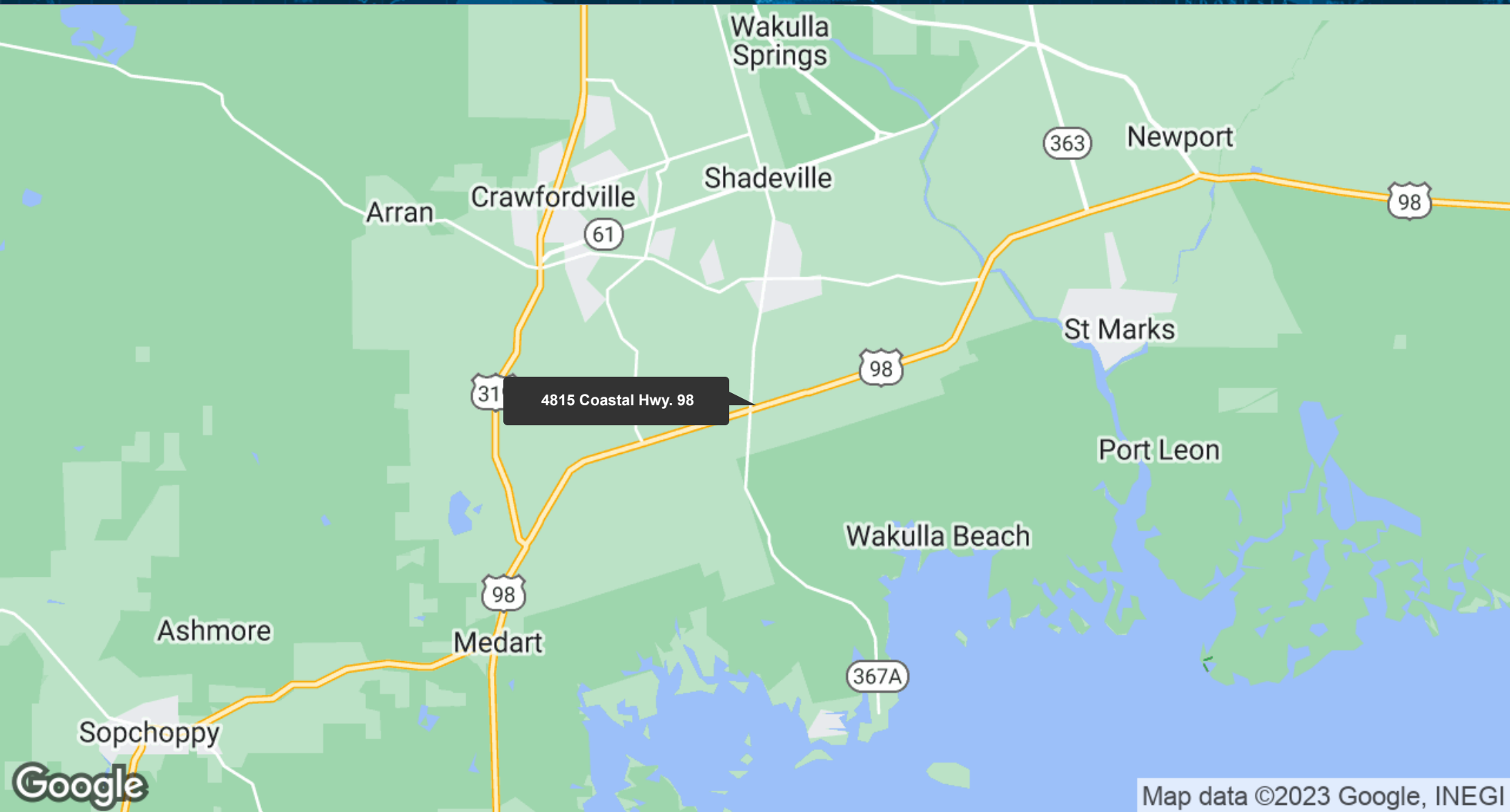
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ADDITIONAL PHOTOS // 6

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# Regional Map



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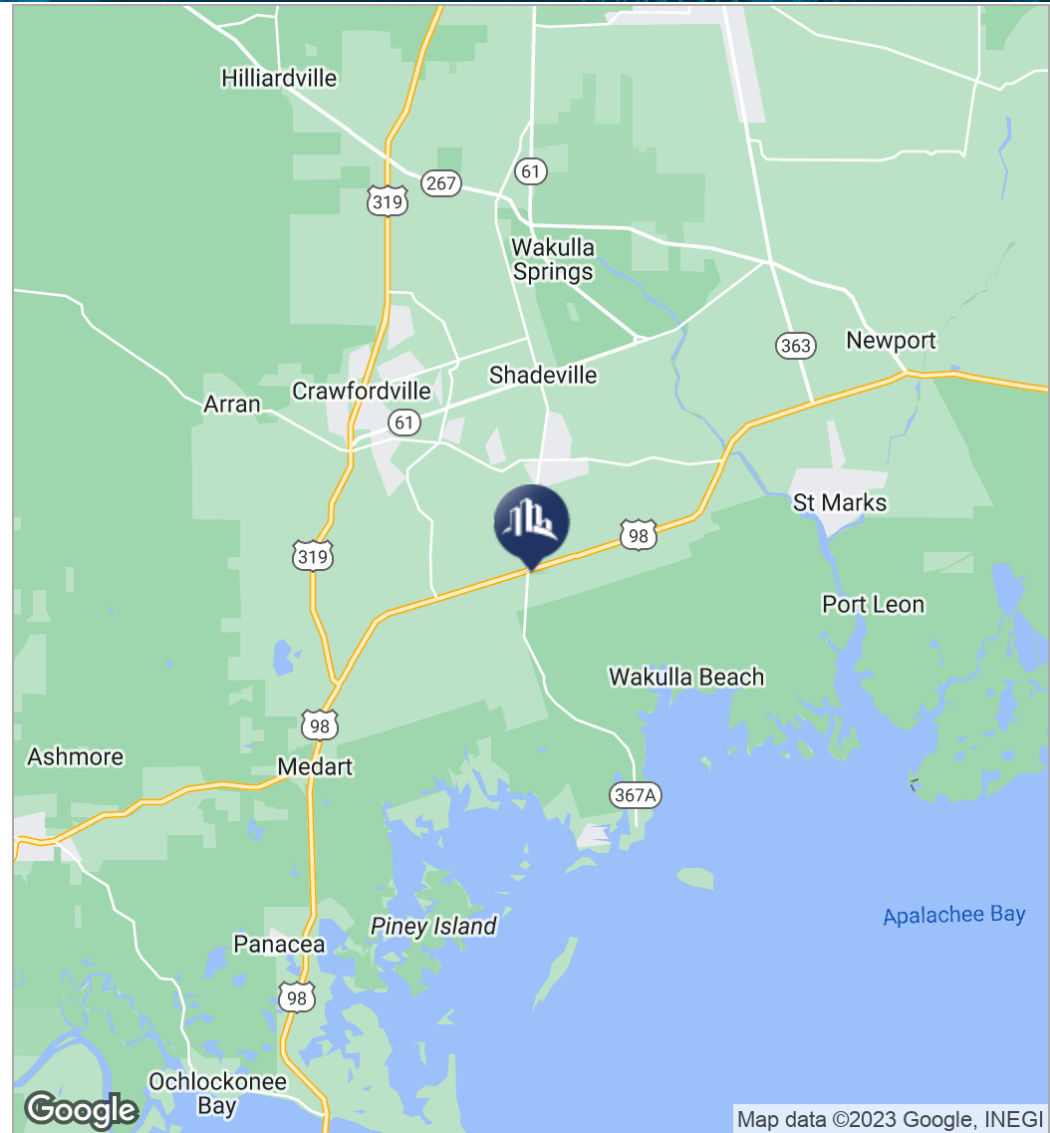
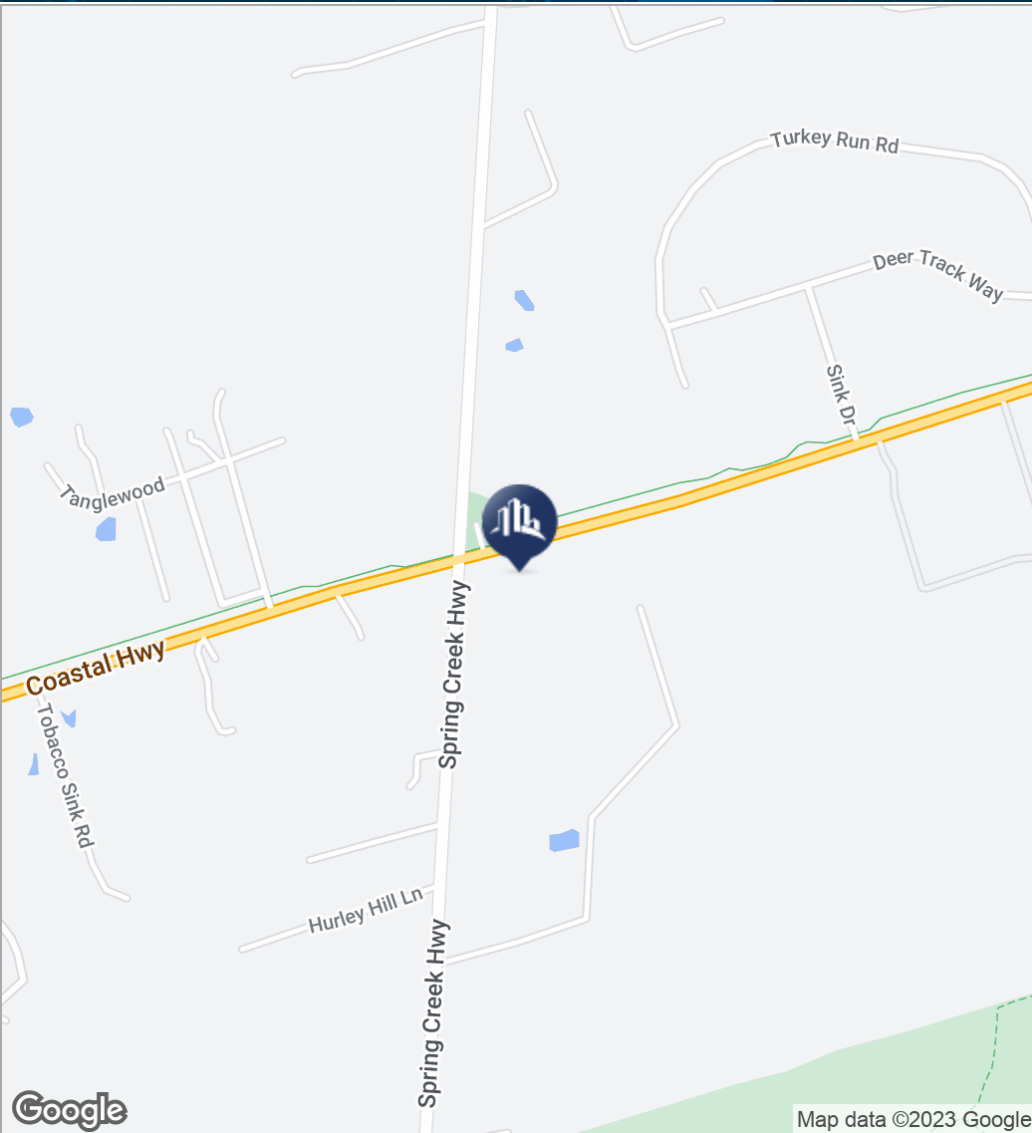
REGIONAL MAP // 7

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# Location Maps



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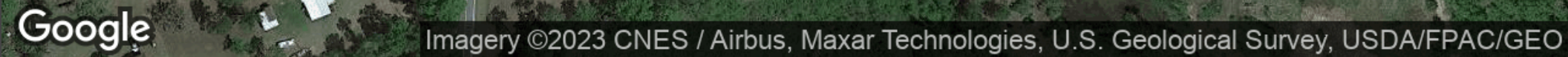
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Aerial Map

**SPERRY**  
— COMMERCIAL —  
GLOBAL AFFILIATES SM

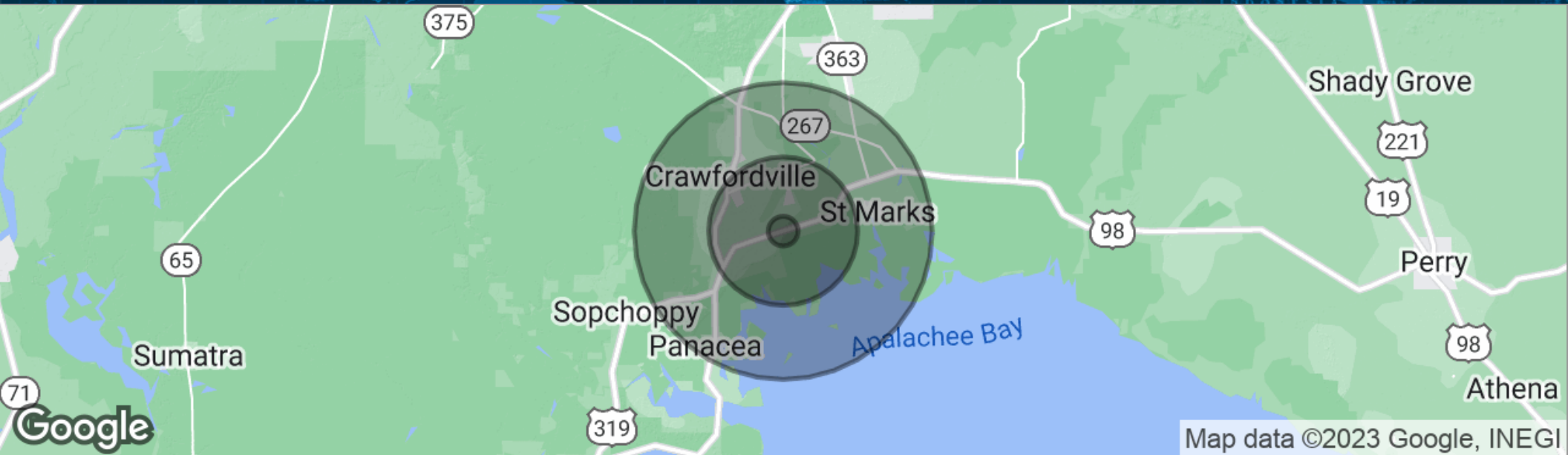


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# Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	330	8,977	19,303
Population Density	105	114	61
Median Age	36.7	36.5	37.3
Median Age (Male)	37.1	36.8	37.1
Median Age (Female)	35.9	35.9	37.3
Total Households	116	3,217	6,907
# of Persons Per HH	2.8	2.8	2.8
Average HH Income	\$61,842	\$60,934	\$60,919
Average House Value	\$176,451	\$175,954	\$178,828

\* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP // 10

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