

100 Husted Landing Road, Fairton, NJ, 08302, United States

Land, Investment property, anything you may have  
Marina with New Jersey Tidelands License and Lease in place. Marina has the capability to be a 200 slip Marina with improvements. Boat slips are leased on a nine month fishing season March 1 through November 31, then we have the duck hunters that pay to use the ramp from November through December. Boat slips are leased according to the size of the boat, lowest slip fee is \$650.00 of which the go up each year to pay for improvements, a real money maker. Some are being done in the off season, such as new loading/unloading dock, pier, and gangway (cost 30K), new retail building to sell bait and tackle. Already have the new building including fishing rods and reels, soda and bait coolers, and bait freezer and various other items to sell to customers. Will be installing new pump and pump house, upgrading water feeds to slips. Also own a 29 foot fishing boat for fishing charters which will include in trade charters cost \$125.00 per person for a four hour charter two a day, boat will hold six people not including the Captain. . Marina is just a minute ride to the Delaware Bay. Consist of 15.5 acres all slips are leased each year and ramp is in place for additional income. This is a property that can be run from afar.

MORE INFORMATION

Swap for

Any State, Alabama, Delaware, Florida, Georgia, Mississippi, Missouri, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, West Virginia Swap Type : Swap even, Downsizing, Owner financing, Owned free and clear, Can add other assets

DISTINGUISHED PROPERTY FEATURES:

Name Dennis Pierce