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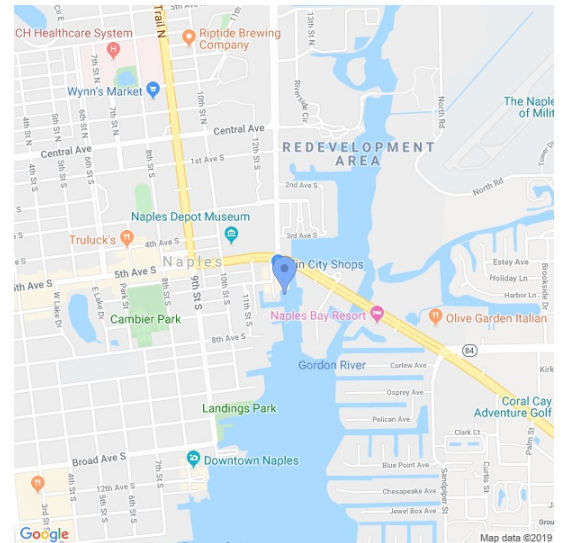


# Downtown Naples Fully-Leased, 7-Slip Marina

1200 6TH AVENUE S, NAPLES, FLORIDA 34102



COMMERCIAL • SPECIAL PURPOSE • FOR SALE



SALE PRICE MARKET  
 SALE TYPE OWNER USER  
 SALE CONDITION AUCTION

ZONING C2-A  
 YEAR RENOVATED 2007  
 GROSS BLDG 481 SQFT

- Adjacent to the high volume foot traffic of world-famous Tin City Waterfront Shops & Dining
- Just a short boat ride to the Gulf
- Tin City Docks is 100% leased by MarineMax, with two years remaining and an option for an additional three-year term
- Zoning C2A City of Naples allows for liveaboard capability & commercial zoning
- Docks completely replaced in 2007 with new low maintenance Bellingham Floating concrete docks
- Dedicated facilities include restrooms, laundry, pump out, water/electric hookups (50/30 AMP) locker storage & dedicated parking

Rare opportunity to own a downtown Naples fully-leased, seven-slip marina. This sale features seven (fee simple) exclusive yacht slips in the limited waterfront section of the sought-after 5th Avenue South Commercial District. Currently leased to MarineMax, Inc (NYSE:HZO), the nation's largest recreational boat and yacht retailer, all seven slips are fully leased with two years remaining on the leases and an option for an additional three-year term as well. The docks were completely replaced in 2007 with low-maintenance Bellingham Floating concrete docks. The property has dedicated facilities including restrooms, laundry, pump out, water and electric hookups as well as parking.

This marina is located just off of 41 and is less than seven miles southwest of I-75. The property is adjacent to the world famous Tin City Waterfront Shops and Dining and can easily accommodate overnight trips through The Hyatt House Naples and La Quinta Inn & Suites just walking distance from the boat slips. Southwest Florida International Airport is located roughly 35 miles north of the property and Naples Airport is less than five miles.

Hilco Real Estate, LLC, in cooperation with Paul A. Lynn, Florida Broker, Lic. #BK3210083