JDS Real Estate Services, Inc

MORGAN MARINA

SAYREVILLE , NJ

OFFERING MEMORANDUM

JDS Real Estate Services, Inc

PRESENTED BY:

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SAYREVILLE , NJ

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MORGAN MARINA

1 PROPERTY INFORMATION

EXECUTIVE SUMMARY

PROPERTY ATTRIBUTES

LOYAL CLIENTELE

HAUL & LAUNCH OPS - (3) 25-TON TRAVELIFT UNITS

SHOPS, DOCKS, PAVILLION & VISTAS

WELL-STOCKED SHIPS' STORE

ADDITIONAL PHOTOS

AN ESTABLISHED MARINA READY FOR ITS NEXT VISIONARY

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	$6,850,000
LOT SIZE:	Approx. - 9.38 Acres
BUILDING SIZE:	4,000 SF

OVERVIEW

This 9.38-acre full-service marina has been successfully operated as a family business for the past 60 years. Its regular customer base averages 350 to well over 400 customers and the list is growing. West slips and storage on the hard provides a safe harbor just minutes from Raritan Bay and a beautiful boat ride to New York City.

With three operating 25-ton Travelift units, the yard can haul and block vessels up to 50' quickly and safely and there is never a problem with downtime due to mechanical breakdowns. A convenient and well-stocked Ships' Store and parts counter provides everything a boater might need for maintenance, repairs and provisioning.

This is a well-established marina with exceptional opportunities for value-ad projects that would provide a surge to profitability and an expanded operation. There is ample space on the uplands to reconfigure blocked boats to open the property up for additions like a restaurant, a waterfront bar, boat club, rentals, covered storage and more (all subject to approvals and permits of course).

Massive daily drive-by exposure provided from the Garden State Highway bridge on the marina property's western border is priceless. Morgan Marina is a quietly and successfully operating opportunity for its next owner to expand the vision and carry it to a higher level!

THE MARINA PROPERTY

SUMMARY OF ATTRIBUTES:

Significant room for additional uses on the property
Highly visible from the Garden State Parkway - massive drive-by
A long tradition of marina operations spanning nearly 6 decades
Only minutes from Raritan Bay
Good water depth for sailboats and cruisers
A safe harbor protected from wind and wave action

Amenities on site include the following (and more):

* A fully stocked and convenient Marine Store
* Diesel fuel and gasoline on the dock
* Floating docks
* Restrooms and showers
* 24-hour surveillance
* 3 Travelift units
* Vending machines
* Abundant parking
* Pump-out station
* Dockside power
* Fish-Cleaning stations
* Convenient loading zones

Services Include the following (and more):

* Fiberglass repair
* Canvas and upholstery
* Prep and bottom painting
* Topside maintenance
* Propeller reconditioning
* Electrical repairs
* Wax and detailing
* Mast work
* Outdrive work
* Green wash-down service
* Certified MerCruiser sales & service

Morgan Marina is a bustling and active facility. Value-add opportunities are abundant and the industry has continued to grow in the local area delivering an expanded customer base that is bursting at the seams. Approximately 1,400 linear feet of waterfront access is unique and valuable to anyone who wants to introduce new income streams. This is one of the last best marina opportunities in New Jersey postured to accommodate a new vision, and to pursue multiple opportunities for increased profitability.

LOYAL CLIENTELE

HAUL & LAUNCH OPS - (3) 25-TON TRAVELIFT UNITS

SHOPS, DOCKS, PAVILLION & VISTAS

WELL-STOCKED SHIPS' STORE AND PARTS

ADDITIONAL POINTS OF INTEREST

AN ESTABLISHED MARINA

MORGAN MARINA

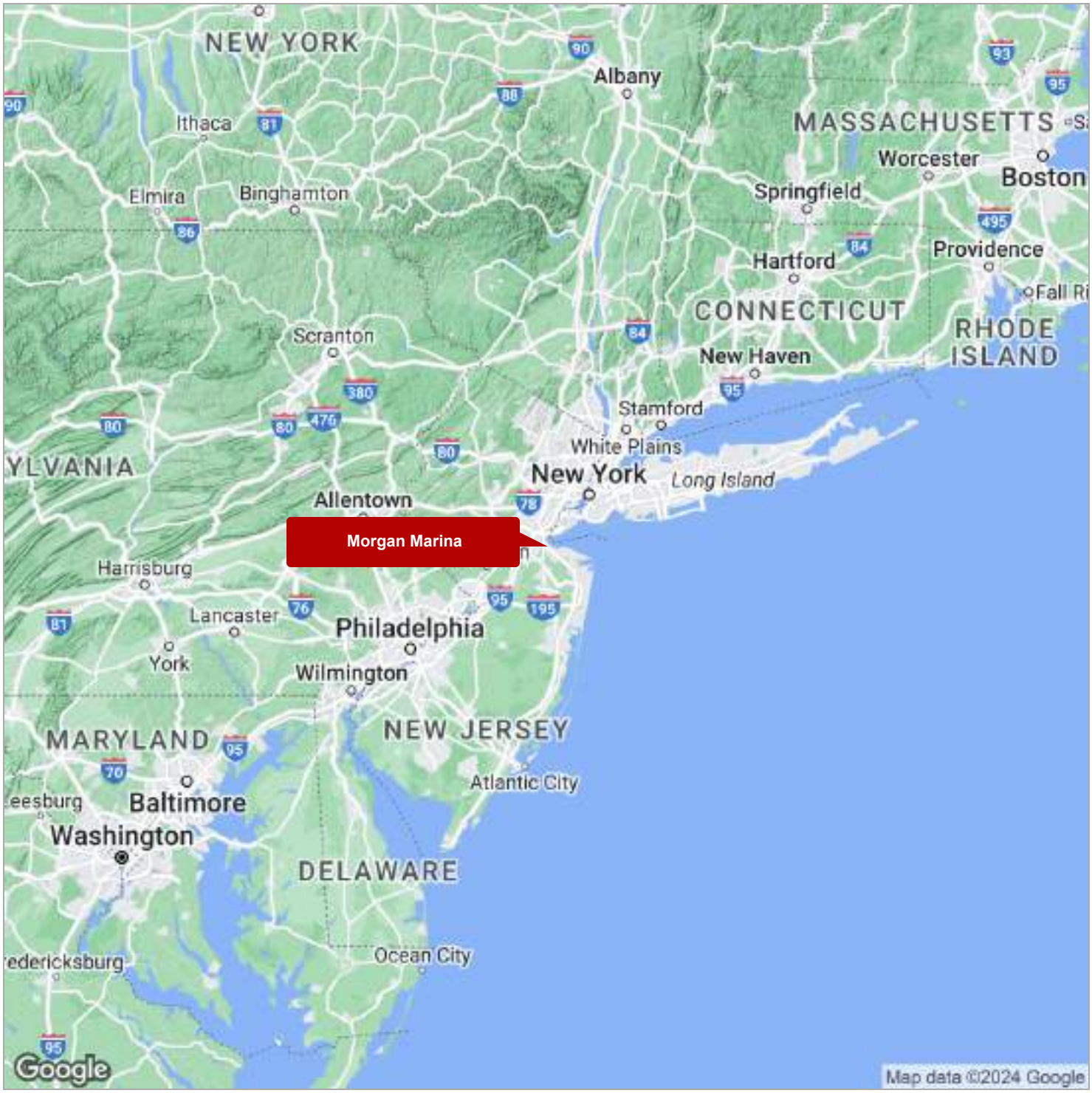
LOCATION INFORMATION 2

REGIONAL MAP

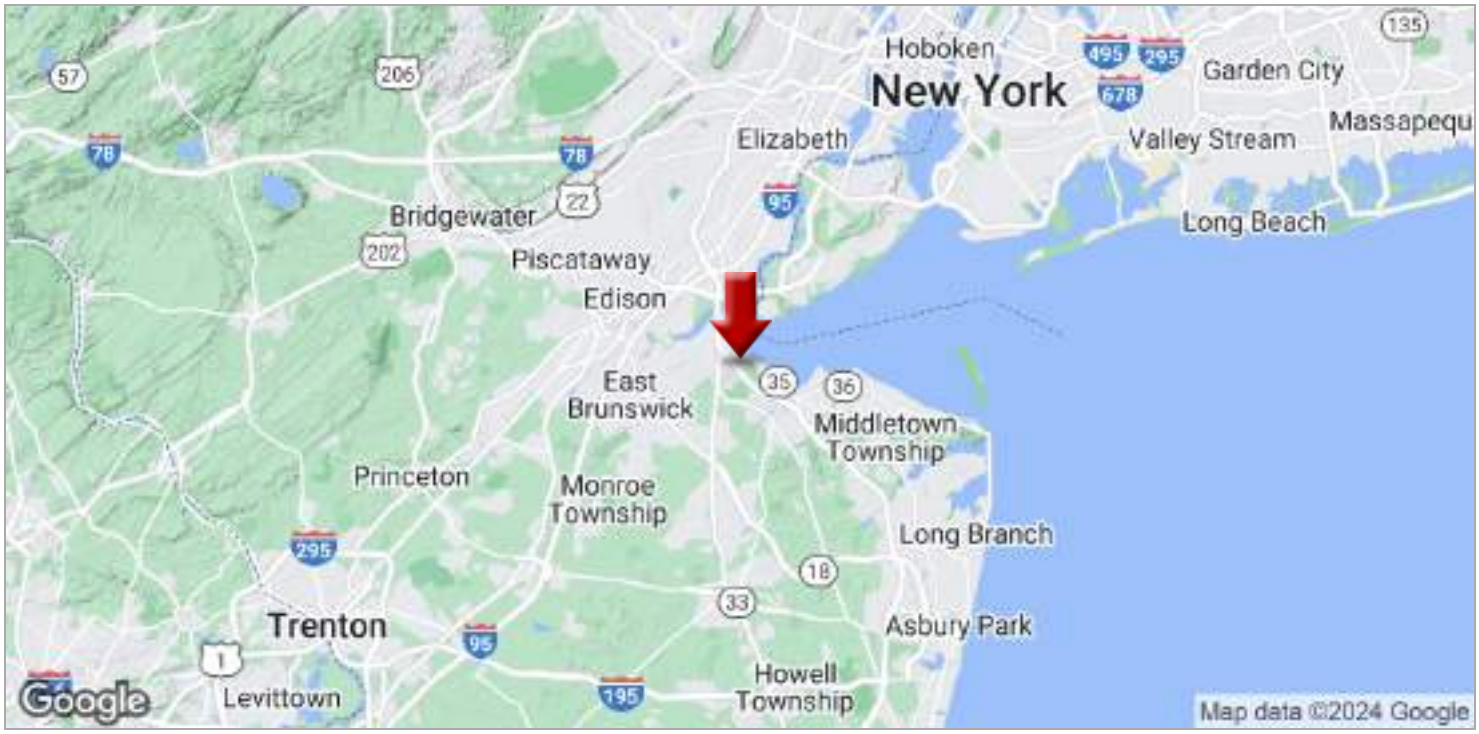
LOCATION MAPS

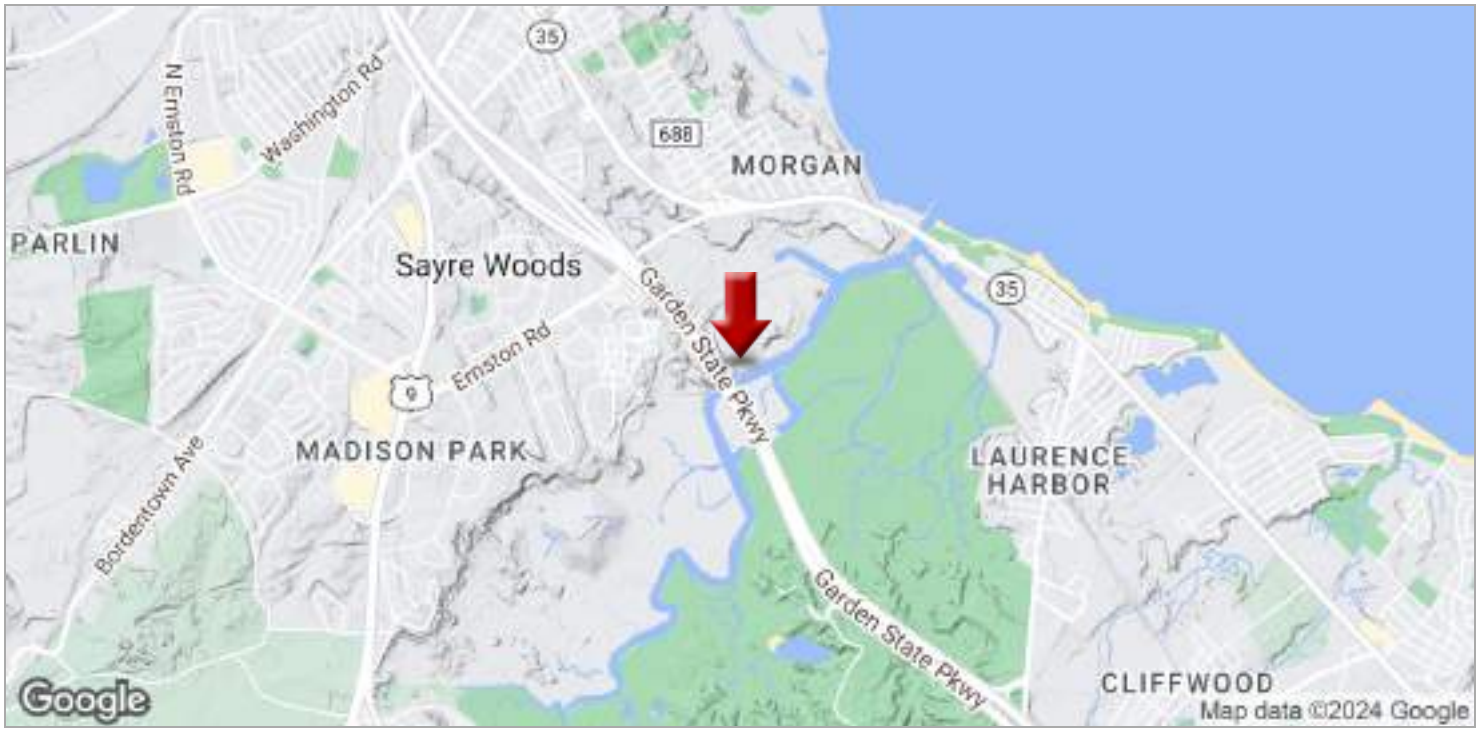
AERIAL MAP

REGIONAL MAP

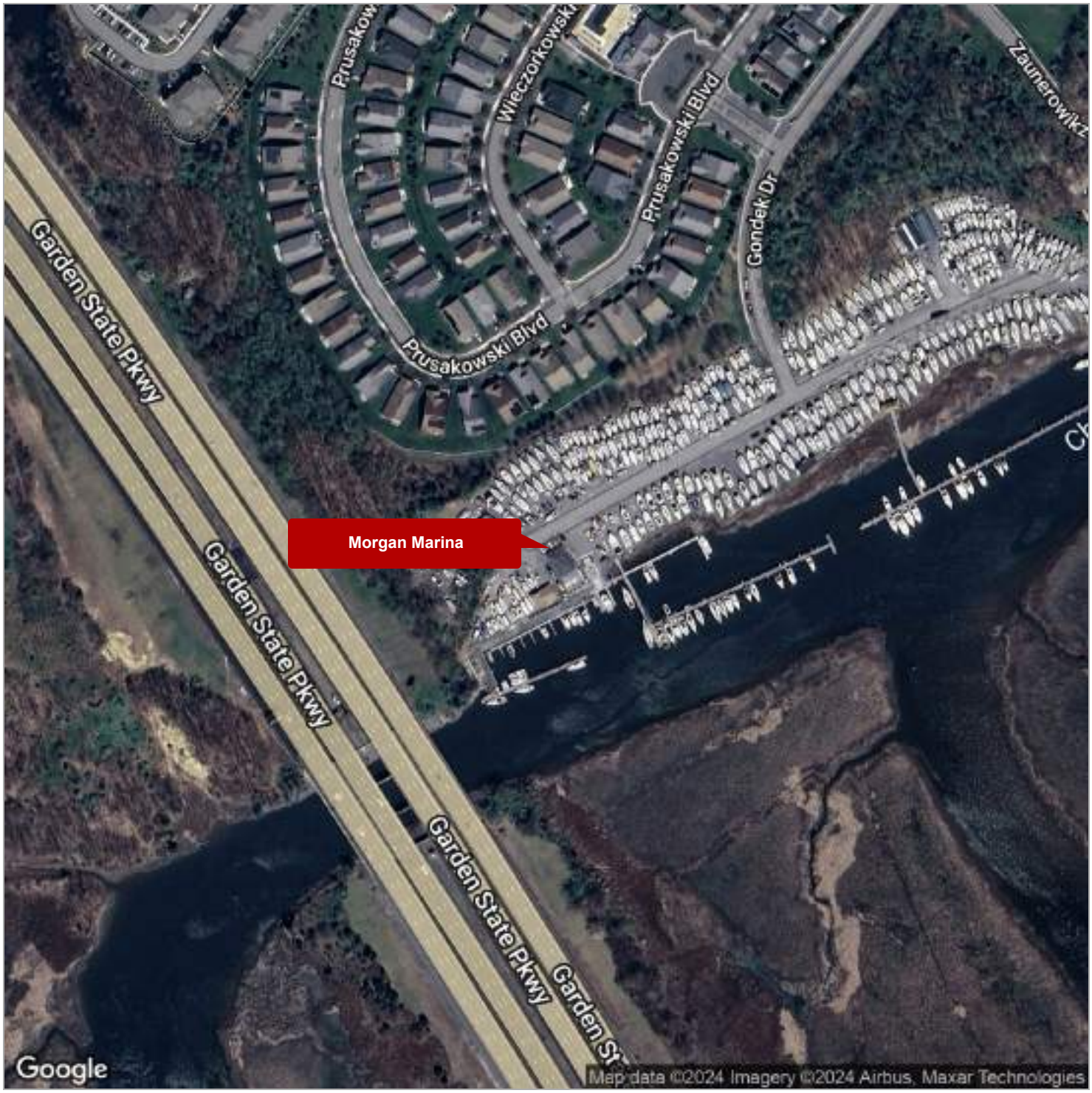


LOCATION MAPS





AERIAL MAP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Zaunerowikz
Garden State Pkwy
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Google
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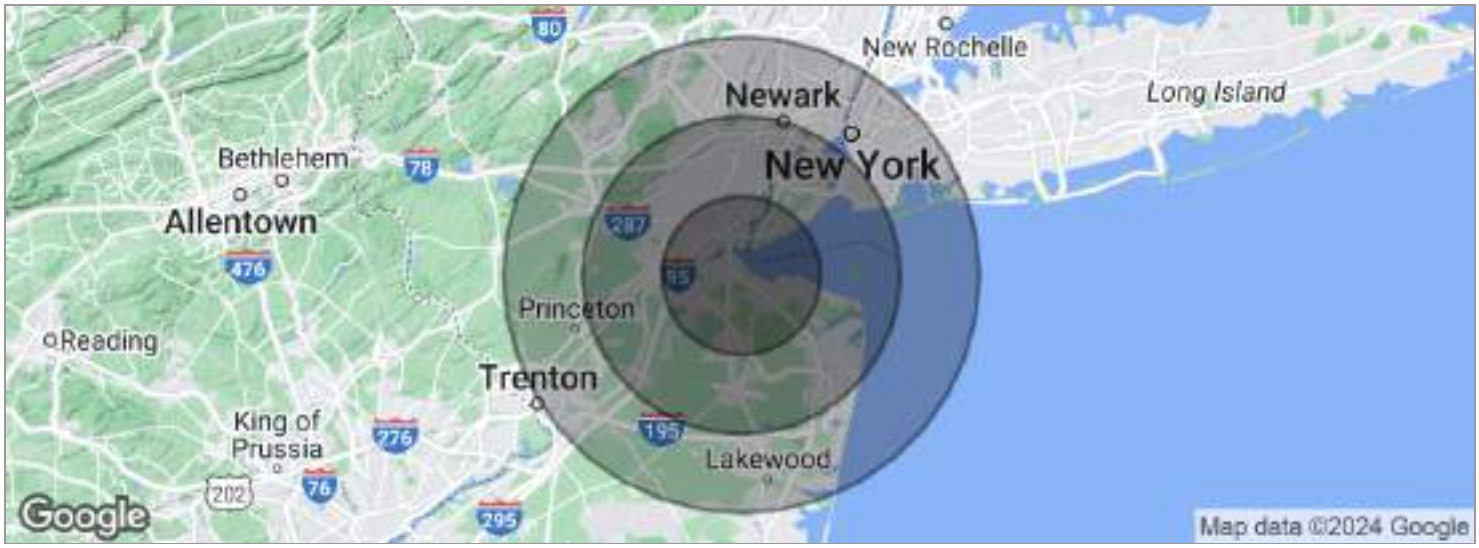
MORGAN MARINA

3 DEMOGRAPHICS

DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



POPULATION	10 MILES	20 MILES	30 MILES
Total population	838,105	3,901,619	11,199,464
Median age	41	40	40
Median age (male)	40	39	39
Median age (Female)	42	41	41

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	295,592	1,381,645	4,166,901
# of persons per HH	2.8	2.8	2.7
Average HH income	$143,543	$137,222	$131,140
Average house value	$560,944	$740,702	$791,858

** Demographic data derived from 2020 ACS - US Census*