

FOR SALE - WOODCLIFF MARINA

N LAKE SHORE DR, #5, FREMONT, NE 68025

INVESTMENT PROPERTY



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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VIDEO

PROPERTY DESCRIPTION

Fully operational and ongoing Marina with a full-service bar and grill, convenient store, fuel pumps for boats and vehicles, full-service boat repair and maintenance and winter storage facilities.

With a portion of the residence year round.

- Main Building - Total of 9,688+/- SF
- Three (3) Storage Buildings - Total of 40,116+/- SF

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LOCATION DESCRIPTION

Located in Woodcliff Lakes, two miles south of Fremont, NE, in Saunders County.

OFFERING SUMMARY

Sale Price:	CONTACT BROKER
Total Size of All 4 Buildings:	50,000+/- SF
Land Area:	3.71 Acres

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.



PROPERTY HIGHLIGHTS

- Operating Marina with 2026 sales of \$695,000
- New Concrete throughout the Property
- New 12,000 Gallon above ground fuel tank
- New fuel pump with card reader for boat service adjacent to slips
- New fuel pump with card reader in front for vehicles
- 12 new boat slips with concrete walkways
- New HVAC in main building
- New enclosed sitting area adjacent to bar
- New outdoor concession / bar with new restrooms
- New concrete elevated stage for bands and performances
- New siding on main building
- New heated boat service bay with in-ground heat.
- Three warehouse buildings for winter boat storage
- A Total of 20 dedicated slips
- Dedicated boat launch area
- Convenient Store with packaged liquor
- Full-Service bar
- Full-service grill
- Full service boat repair and maintenance
- Concert venue

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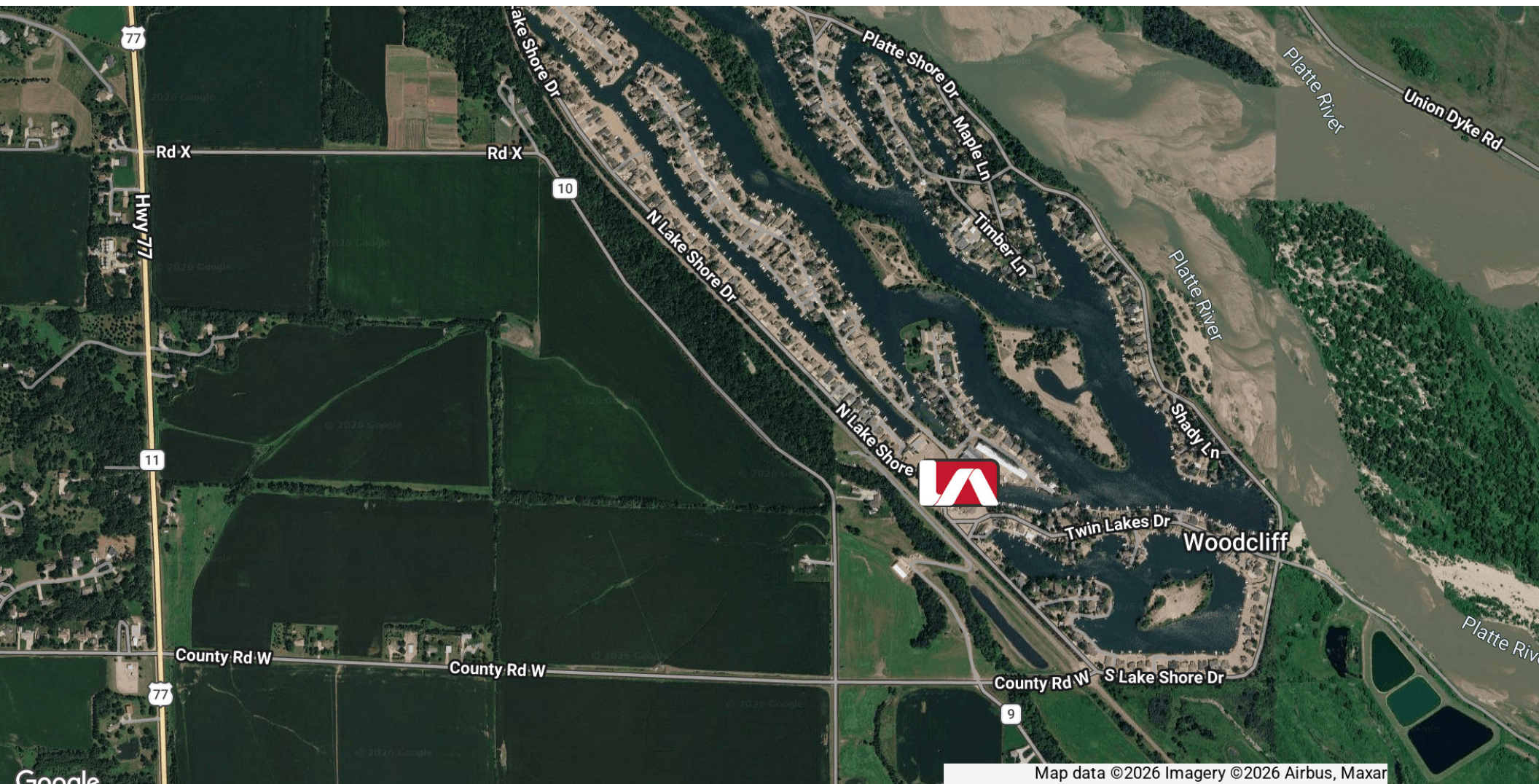
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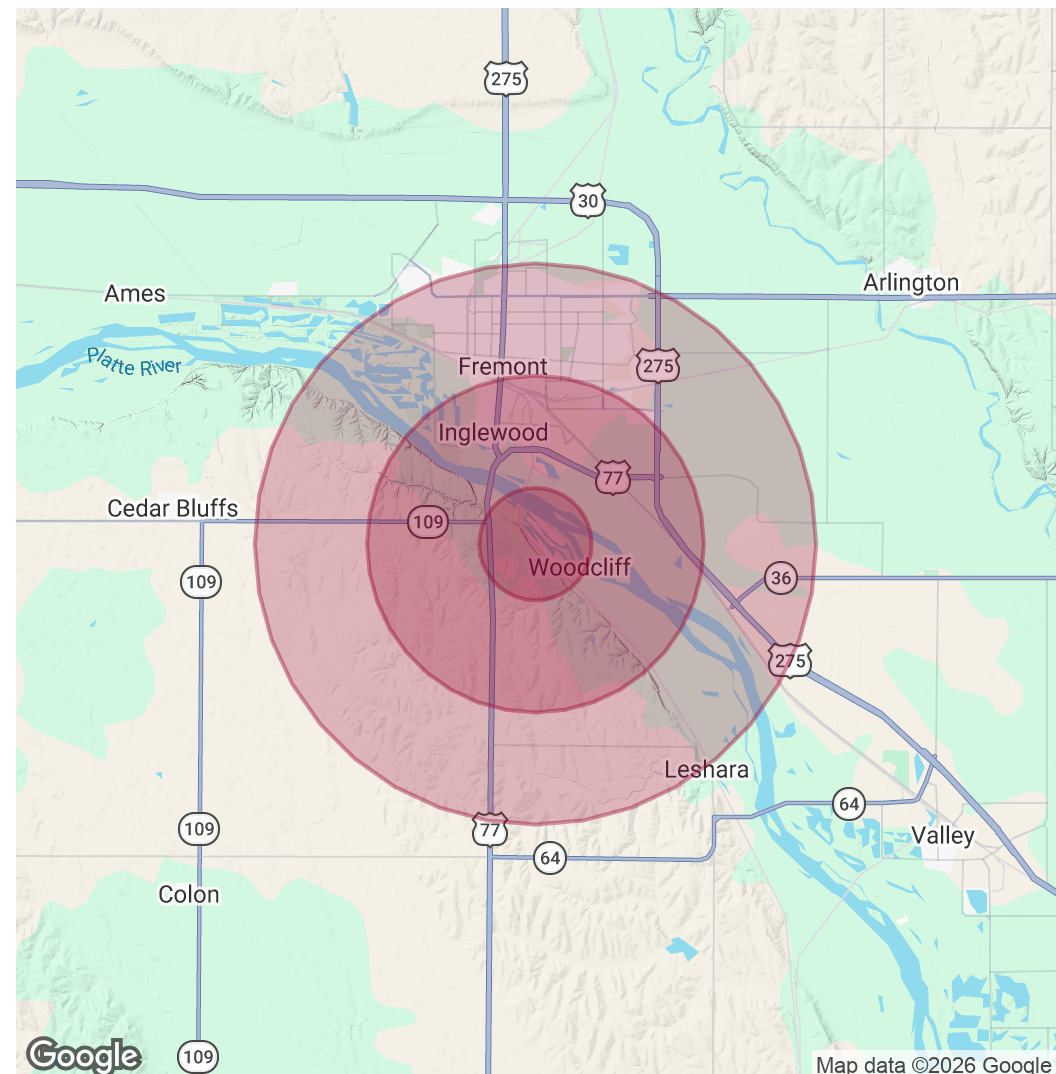
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	251	5,727	27,359
Average Age	42.9	40.3	38.9
Average Age (Male)	41.9	38.9	39.0
Average Age (Female)	41.3	41.4	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	100	2,298	11,006
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$112,036	\$92,486	\$85,875
Average House Value	\$350,969	\$248,972	\$224,543

2023 American Community Survey (ACS)



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