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MICHIGAN MARINE SALVAGE PROPERTY & MARINA

MARINA & DEVELOPMENT OPPORTUNITY FOR SALE





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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This perfectly situated property on 1.2 acres is home to Michigan Marine Salvage, a landmark location known for servicing Lake St. Clair and surrounding waterways in assistance towing on water salvage, rescue, and marina operations.

The 2,756 SF office building has a comfortable customer lounge on the first floor, a captains lounge, managerial office, and a full bath with shower. There is an additional private office suite with a garage attached. Upstairs you will find a large apartment with an attic - a nice fit for AirBnb consideration with land for expansion.

The 2,000 SF shop/storage building resides next to the office building. Ceiling heights are 17' to the beam and 18' to the eave. The shop has a nice layout with tool crib, shelving, and a mezzanine for storage. Another nicely finished bathroom can be found with an outdoor access point in the marina area for boatwell occupants.

A condo development with private boat wells seems to be a possible fit for this opportunity, or the facilities are ready for a new operator of a boat service business, as the current owners are retiring.

LOCATION OVERVIEW

Conveniently located at the mouth of the busy Clinton River, with immediate access to beautiful Lake St. Clair. This very popular residential and commercial district features single-family homes, condos, entertainment, restaurants, marinas, event centers and hotels. The Clinton River leads to more marinas and local entertainment while Lake St. Clair serves as home to "The Nautical Mile," the country's most dense boating population.

HIGHLIGHTS

- Landmark location on Lake St. Clair
- 18 recently updated Boat Wells
- Two (2) Transient Wells
- 9-Ton Boat Hoist
- Residential Development Capacity
- Shop, Office, and Living Quarters
- Newly finished bathroom with an outdoor access point
- Apartment and large attic above office
- Air Bnb Consideration
- Private Office Suite w/ Connected Garage
- Customer office, new bathroom w/ shower, and Captains' area

SALE PRICE

\$1,100,000

INVESTMENT HIGHLIGHTS



BOAT WELL ACCESSIBILITY

The Marina has 18 recently updated boat wells and two transient wells that are located to the north of the property along Clinton River near the mouth of Lake St. Clair.



ON-SITE STORAGE

A 9-ton boat hoist is located on the river along with a 2,000 square foot shop/storage building next to the office building with mezzanine for storage, as well as room for substantial outside storage.



MARINE BUSINESS

Perfect for a boat service type business as this opportunity can produce summer boat well and winter storage income.



RESIDENTIAL DEVELOPMENT CAPACITY

Situated on 1.2 acres and with water views on the north and south side, and frontage on the Clinton River/Lake St Clair makes for a fantastic residential development opportunity.



GREAT LOCATION

Located in Harrison Township at the mouth of Clinton River and Lake St. Clair. This is a very popular residential/commercial district with residential homes, condos, marinas, restaurants, and entertainment venues.



GREAT INVESTMENT OPPORTUNITY

Due to the location, acreage, and frontage, this Trophy Property has wonderful potential for an apartment or condominium development.

PROPERTY DETAILS

PROPERTY INFORMATION

ADDRESS	32475 S River Rd, Harrison Twp
BUILDING NAME	Michigan Marine Salvage
NUMBER OF BUILDINGS	2
LAND SIZE	1.2 Acres
TOTAL BUILDING SIZE	4,756 SF
ZONING	Commercial
BOAT SLIPS	18
TRANSIENT WELLS	2
BOAT HOIST	One (1) 9-Ton
PARKING SPACES	15 + 1 Garage
NEAREST HWY	I-94

OFFICE BUILDING

FIRST FLOOR OFFICE	1,378 SF
SECOND FLOOR APARTMENT	1,378 SF
YEAR BUILT	1956
CONSTRUCTION TYPE	Masonry
FENCED YARD	Yes
AIR CONDITIONING	Yes

STORAGE/SHOP BUILDING

SHOP SIZE	2,000 SF
MEZZANINE SIZE	200 SF
YEAR BUILT	1988
CONSTRUCTION TYPE	Masonry/Steel
FENCED YARD	Yes
CLEAR HEIGHT	17 - 18'
AIR CONDITIONING	No
HEAT	Radiant
GRADE LEVEL DOORS	One (1) 16'

SUBJECT PROPERTY



CLINTON RIVER

LAKE ST. CLAIR



1.2 ACRE SITE

SUBJECT PROPERTY



18 BOAT WELLS

9-TON BOAT HOIST

2 TRANSIENT WELLS

2,756 SF OFFICE BUILDING

RESIDENTIAL
DEVELOPMENT CAPACITY

2,000 SF SHOP/STORAGE
BUILDING

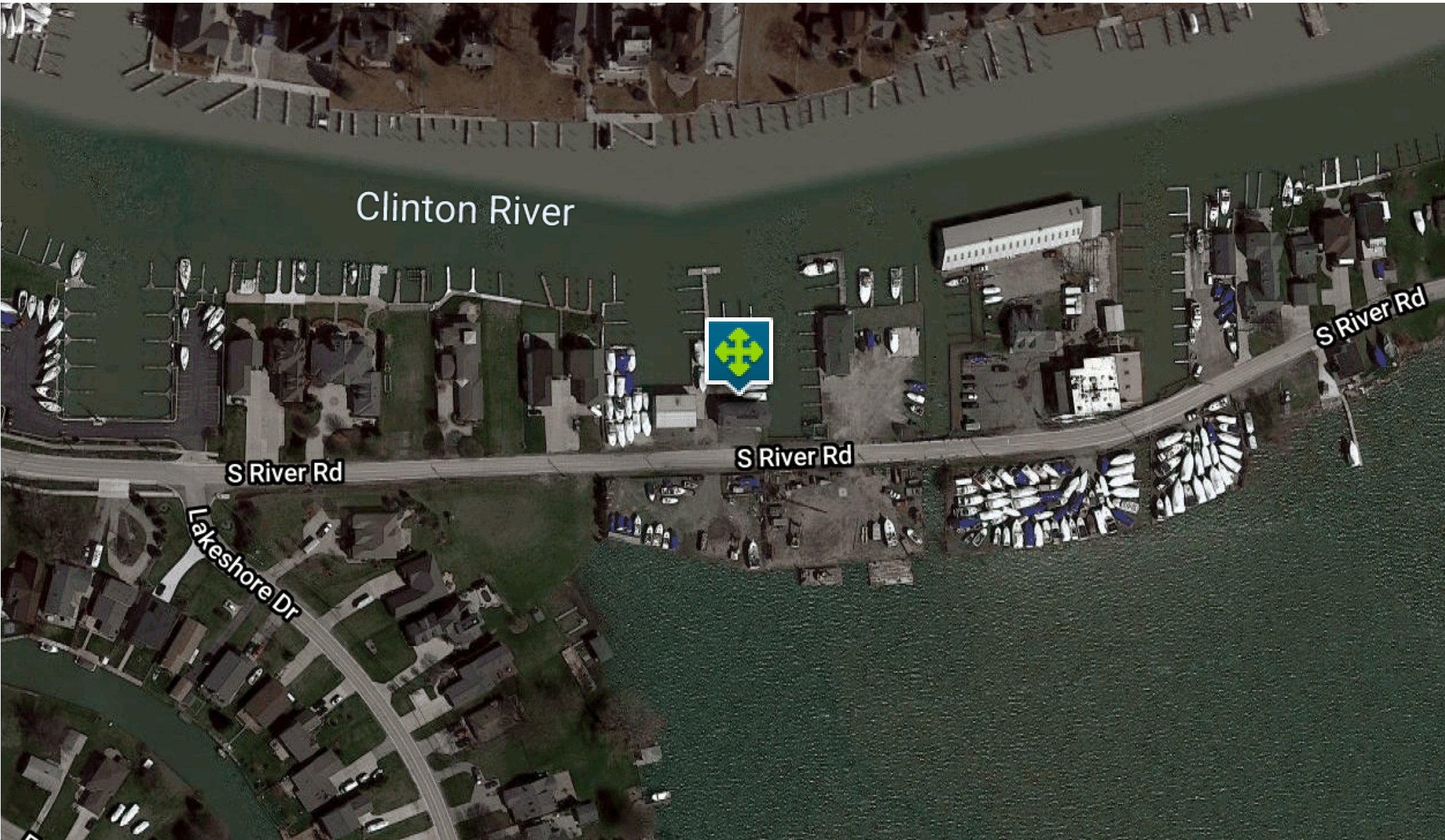
PROPERTY PHOTO



PROPERTY PHOTO



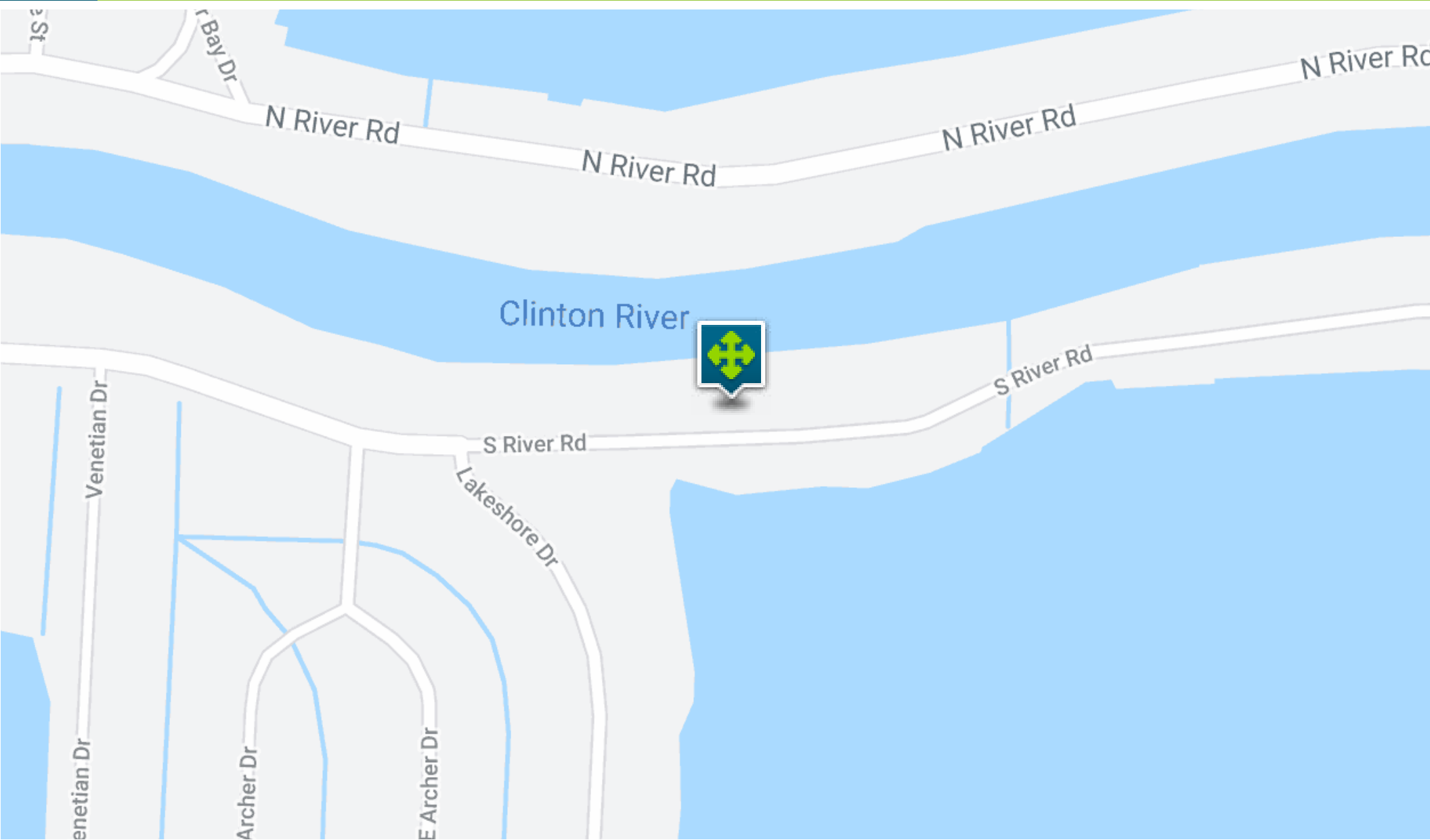
AERIAL PHOTO



REGIONAL MAP



LOCAL MAP



HARRISSON TWP. DEMOGRAPHICS

POPULATION	2 Miles	5 Miles	10 Miles
2010 POPULATION	6,892	56,419	349,418
2021 POPULATION	7,900	61,436	367,916
2026 POPULATION PROJECTION	8,097	62,430	371,763
MEDIAN AGE	49.6	42.8	41.6

HOUSEHOLDS

2010 HOUSEHOLDS	2,951	24,546	141,666
2021 HOUSEHOLDS	3,405	26,903	149,269
2026 HOUSEHOLD PROJECTION	3,494	27,368	150,858
ANNUAL GROWTH 2010 - 2021	0.8%	0.5%	0.5%
ANNUAL GROWTH 2021 - 2026	0.5%	0.3%	0.2%
MEDIAN HOME VALUE	\$314,641	\$207,059	\$201,541
TOTAL SPECIFIED CONSUMER SPENDING	\$122.3M	\$760.5M	\$4.6B

INCOME

AVG HOUSEHOLD INCOME	\$106,969	\$77,445	\$84,364
MEDIAN HOUSEHOLD INCOME	\$88,779	\$62,849	\$68,558

CONTACT US

For more information, or to schedule a tour of the Michigan Marine Salvage property, please contact the exclusive listing agents:



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