



COMMERCIAL REAL ESTATE

SPECIAL PURPOSE PROPERTY FOR SALE



Moorings Marina at Carrabelle

1000 US Hwy 98, Carrabelle, FL 32322

MELVIN BLANK

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TLG REAL ESTATE SERVICES

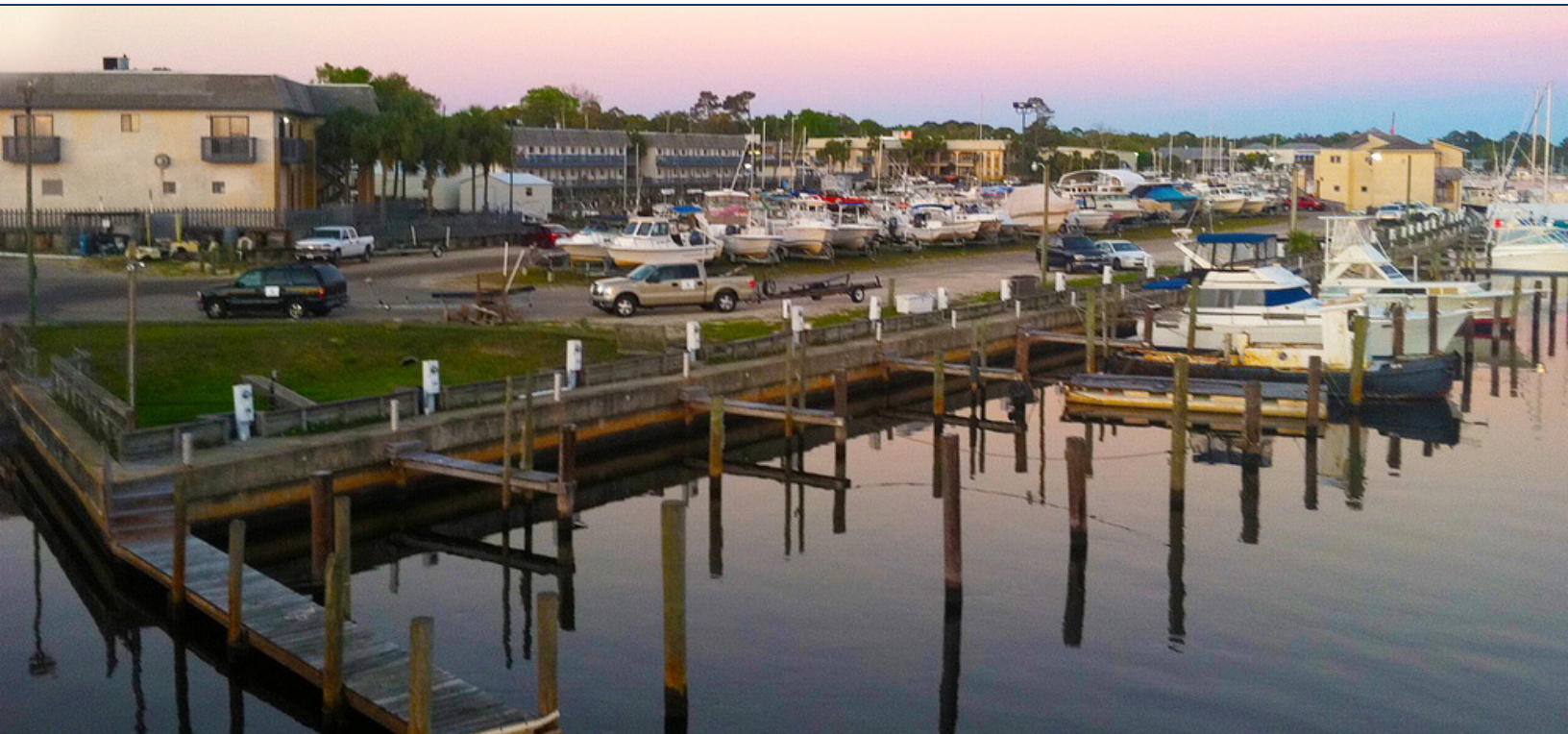
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
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EXECUTIVE SUMMARY

MOORINGS MARINA AT CARRABELLE

1000 US HWY 98, CARRABELLE, FL 32322

**OFFERING SUMMARY****Sale Price:** \$7,450,000**Lot Size:** 9.71 Acres**Building Size:** 12,345 SF**APN:** 19-07S-04W-0000-0420-0000**PROPERTY OVERVIEW**

The marina consists of five buildings which includes 32 motel rooms, 6 apartments, a Dock-master's building with living quarters, and a two-story recreational building with restrooms and showers downstairs and a VIP Chart Room upstairs. RV parking sites available.

LOCATION OVERVIEW

Moorings Marina is located in Carrabelle, FL with +/- 1,200 feet of frontage on the Carrabelle River and +/- 800 feet of frontage on Highway 98. This full-service marina operates on 4.7 acres of mainland in addition to 5.01 acres on Davis Island.

[Click Here for Website](#)

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PROPERTY DETAILS

MOORINGS MARINA AT CARRABELLE

1000 US HWY 98, CARRABELLE, FL 32322

PROPERTY NAME:	Moorings Marina at Carrabelle
PROPERTY ADDRESS:	1000 US Hwy 98 Carrabelle, FL 32322
PARCEL ID :	19-07S-04W-0000-0420-0000
RIVER FRONTAGE:	+/- 1,200' on the Carrabelle River
EXISTING SLIPS:	- 50 Slips up to 32' - 70 Slips up to 40-50' range - 36 slips up to 70'
BUILDINGS:	6
MOTEL ROOMS:	32
APARTMENTS:	6
PARKING:	Up to 80 boats on trailer storage
POWER:	Underground Power
WATER SUPPLY:	City Water



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ADDITIONAL PHOTOS

MOORINGS MARINA AT CARRABELLE

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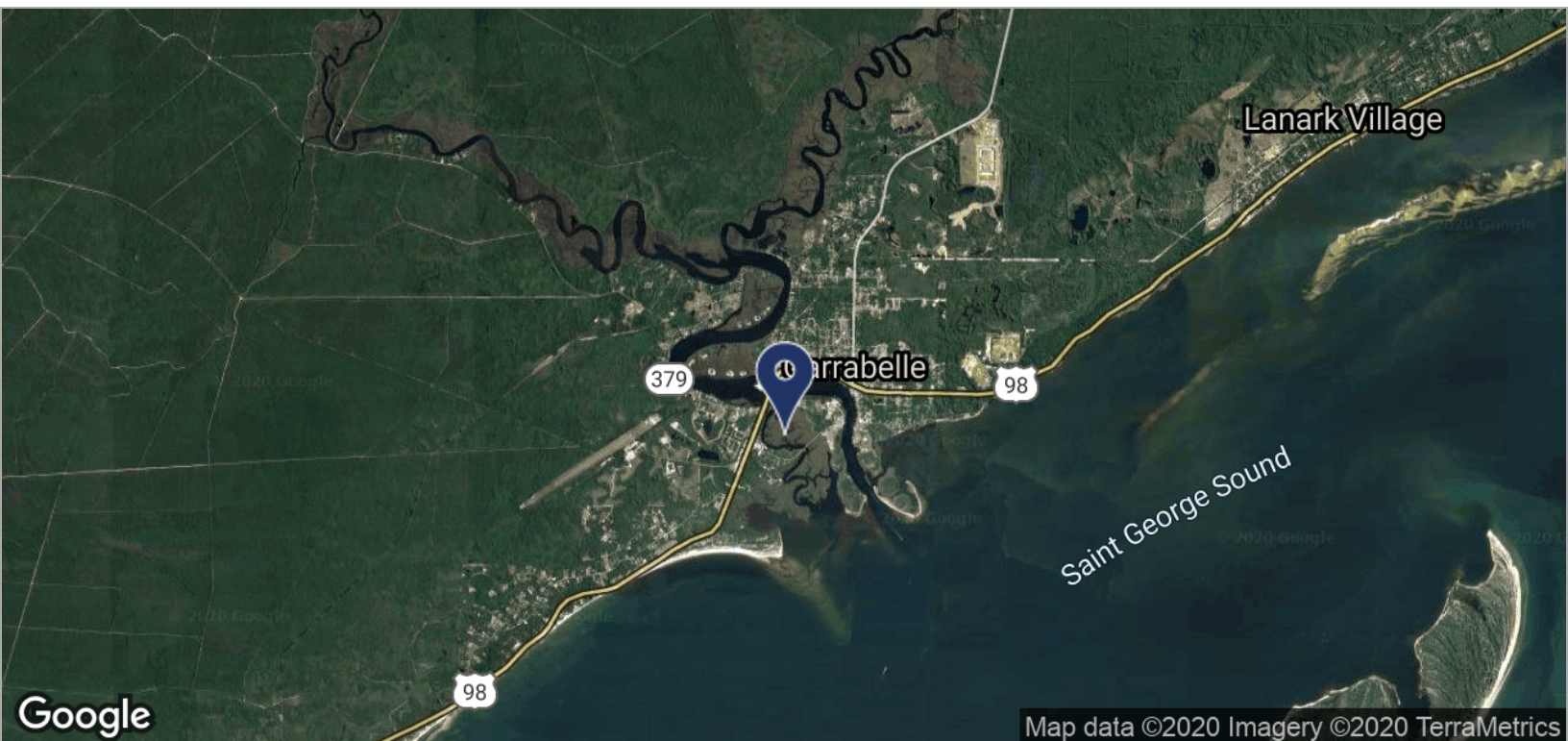




LOCATION MAPS

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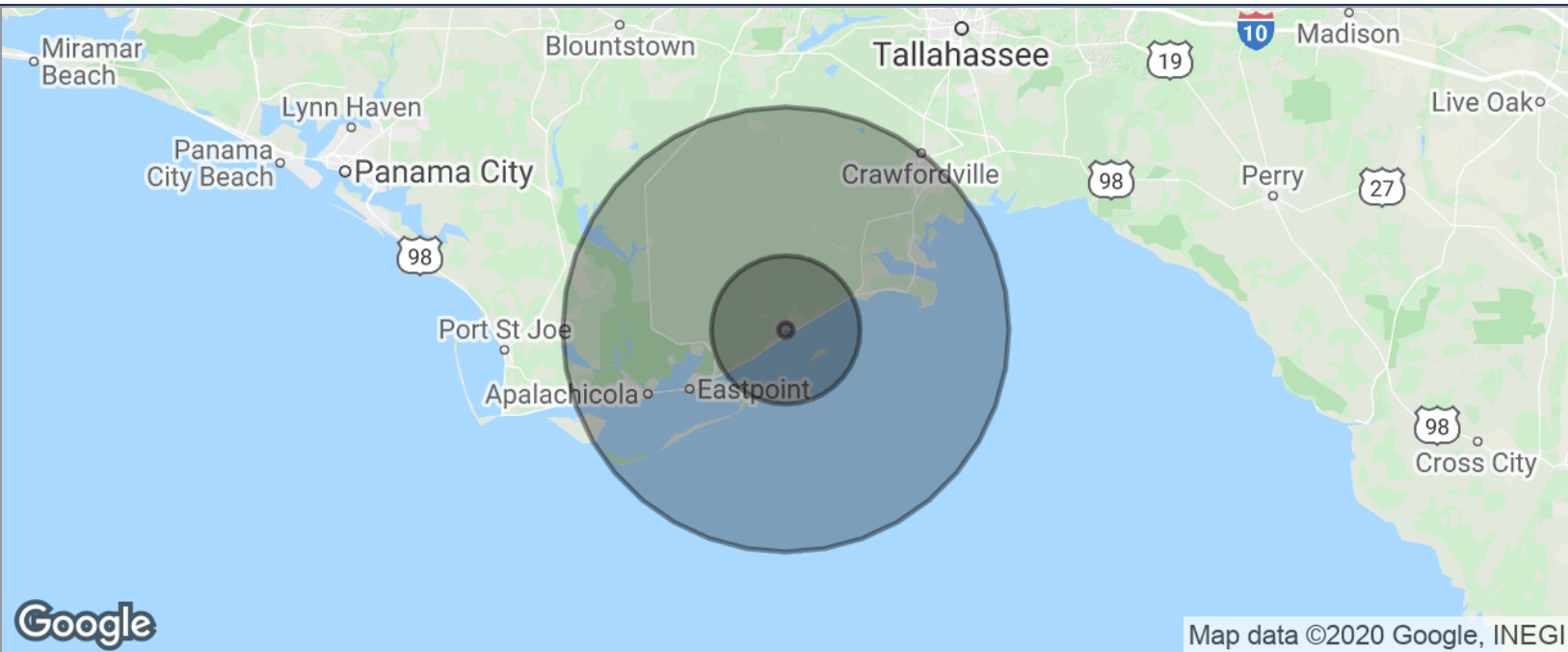




DEMOGRAPHICS MAP

MOORINGS MARINA AT CARRABELLE

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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	13	733	17,101
MEDIAN AGE	45.4	43.2	40.9
MEDIAN AGE (MALE)	47.0	44.3	38.8
MEDIAN AGE (FEMALE)	39.7	39.3	41.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	5	290	6,474
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$54,402	\$49,635	\$52,999
AVERAGE HOUSE VALUE			\$183,712

* Demographic data derived from 2010 US Census

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