

84 EBONY COURT

BROOKLYN, NY 11229



FOR SALE | Special Purpose Property

WATERFRONT PROPERTY

MARINA

DEVELOPMENT POTENTIAL



SUBJECT TO OFFER

PROPERTY INFORMATION

| | |
|---------------------------|------------|
| APN: | BK-8946-24 |
| Lot Dimensions: | 314x52.5 |
| Lot Area (SF): | 32,200 sf |
| Building Dimensions: | 45 x 95 |
| Building Size (SF): | 4,275 |
| Stories: | 1 |
| Zoning: | C3 |
| FAR: | 0.26 |
| Buildable Square Footage: | 8,242 |
| Available Air Rights: | 4275 |
| RE Taxes (20/21): | \$9,307 |

PROPERTY DESCRIPTION

The marina consists of 65 current slips (expansion to up to 300 slips possible), as well as a popular and well known bar/restaurant.

Tamaqua Marina has the only permanent “on water” fuel dock in the channel and one of the few in Brooklyn. As the only fuel dock in the area, boaters from Sheepshead Bay and surrounding waterways utilize the fuel dock, including commercial charters and private yachts.

The bar/restaurant has been a full service operation popular with locals and transient day boaters alike.

Tamaqua sits on half of an acre of land with 32,200 square feet of water rights for additional slips. Generating income from both its full-service marina, waterfront restaurant and fuel station, Tamaqua Marina provides an excellent opportunity for a marina and restaurant operator.

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PROPERTY HIGHLIGHTS

- Strategically-situated marina in Brooklyn adjacent to Sheepshead Bay
- Multiple sources of income from bar/restaurant as well as marina operations & fuel dock which are open year round
- One of the few marinas in Brooklyn with a fuel dock. (Diesel 2,500 gal / Gas 8,000 gal)
- Restaurant/bar and catering with occupancy up to 250 patrons
- Upside expansion potential for up to 240 additional slips
- Ample on-site parking of over 100 spots
- Slips can accommodate boats up to 44 feet
- Transient & overnight slips offered
- Zoned C3 Waterfront Recreational District
- Located on the Plumb Beach Channel/Shell Bank Creek, adjacent to Sheepshead Bay
- Surrounding residential neighborhood has a population of half a million in a 3-mile radius
- Direct access to Rockaway Inlet & Atlantic Ocean



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INCOME POTENTIAL

| | |
|----------------|-------------|
| Bar/Restaraunt | \$1,100,000 |
| Boat Slips | \$260,000 |
| Fuel Dock | \$645,000 |
| Gross Income | \$2,005,000 |

OPERATING EXPENSES

| | |
|---------------------------|--------------------|
| Real Estate Taxes (20/21) | \$9,307 |
| Bar Expense | \$290,000 |
| Marina Operations & Fuel | \$709,000 |
| Gross Expenses | \$1,008,307 |

FINANCIAL OVERVIEW

| | |
|--------------------------|-------------|
| Gross Revenue | \$2,005,000 |
| Estimated Expenses 50% | \$1,008,307 |
| Net Operating Income | \$996,693 |



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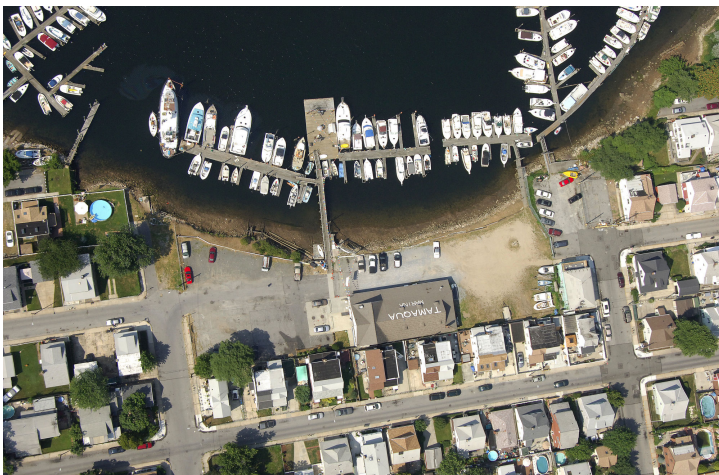
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