



GRASSY KEY — MARINA —

EXCLUSIVELY MARKETING BY



Location. Location. Location.

A PREMIER WATERFRONT ASSET

*Situated on Overseas Highway
and the Gulf of Mexico.*

Grassy Key Marina is a multi-income-producing asset with significant upside through operational efficiencies and future development.



Grassy Key Marina | 59073 Overseas Hwy, Marathon, FL 33050

ASSET SNAPSHOT

 VIRTUAL TOUR

- ✓ **Full-Service Marina** featuring 110 indoor and outdoor dry rack storage spaces, 33 wet slips, and 78 trailer storage spaces
- ✓ **Surrounded by Premier Destinations** including Duck Key, Hawks Cay Resort, Sun Outdoors, and Valhalla Resort
- ✓ **Iconic Waterfront Tiki Hut** positioned on the point with breathtaking Gulf of Mexico sunset views
- ✓ **Excellent Highway Exposure** with prominent visibility along US-1 (Overseas Highway) in Grassy Key
- ✓ **On-Site Convenience Store** offering beer, ice, bait, snacks, and essential boating supplies
- ✓ **Limited Competitive Supply** in a market characterized by high barriers to entry and constrained waterfront development opportunities
- ✓ **Expansive Parking & Vessel Loading Areas** designed to accommodate peak boating activity
- ✓ **Significant Value-Add Potential** through operational enhancements, revenue growth, and future redevelopment opportunities
- ✓ **Strategic Gateway Location** as one of the first commercial destinations entering the north end of Marathon
- ✓ **Additional Income Stream** from four existing studio apartments, with future potential to redevelop into four spacious six-bedroom units for enhanced revenue generation and value creation
- ✓ **Award-Winning Marina** recognized with the 2022, 2023, 2024, 2025 Boater's Choice Award
- ✓ **Submerged Land Lease** through December 2029
- ✓ **Established Tenant Base** including charter fishing operators, marine mechanics, and boat rental businesses

PROPERTY DETAILS

Address: 59073 Overseas Hwy,
Marathon, FL 33050

Size: 22,000 SF Total Building Size on 2.7 Acres,
plus Boat Basin. 33 Wet Slips, 110 Dry Rack
Spaces, 78 Boat Trailer Storage Spaces

Land Use: Commercial Marina

Zoning: Mixed Use (MU)

Parcel ID: 00375960-000000

REDEVELOPMENT OPPORTUNITY

Luxury Residential, Marina & Hospitality Potential in the Heart of the Keys



- Approved for up to four (4) luxury waterfront apartments
- Zoning allows for up to six (6) bedroom plans
- Up to 42 feet in height from crown of the road
- Elevated design potential with ground-level parking garage
- Potential to enhance on-site revenue and support a mixed-use marina environment
- Opportunity to further capitalize on strong demand for luxury residential accommodations with waterfront amenities and immediate access to the Gulf without canals or mangroves

** Artist's redevelopment imagining*

SITE PLAN



Prime Waterfront Location

There is 22,000 SF of buildings on 2.7 acres of this Marina and areas for expanded rack storage. This marina boasts a prime waterfront setting, offering breathtaking views of the azure waters and easy access to the Atlantic Ocean and the Gulf of Mexico.

Full-Service Facilities

The marina features a comprehensive range of amenities, including boat slips with varying sizes to accommodate different vessel types, providing an ideal destination for boating enthusiasts seeking a premium docking and service location.

Infrastructure

Equipped with proven infrastructure, the marina offers updated utilities, electrical hookups, and amenities that cater to the needs of both boat owners and visitors, ensuring a seamless and comfortable experience.

Business Potential

With its strategic location and range of services, the marina presents an attractive investment opportunity. Its potential to cater to boat storage, maintenance, fueling, and retail services positions it as a versatile asset with multiple revenue streams.

Recreational Hub

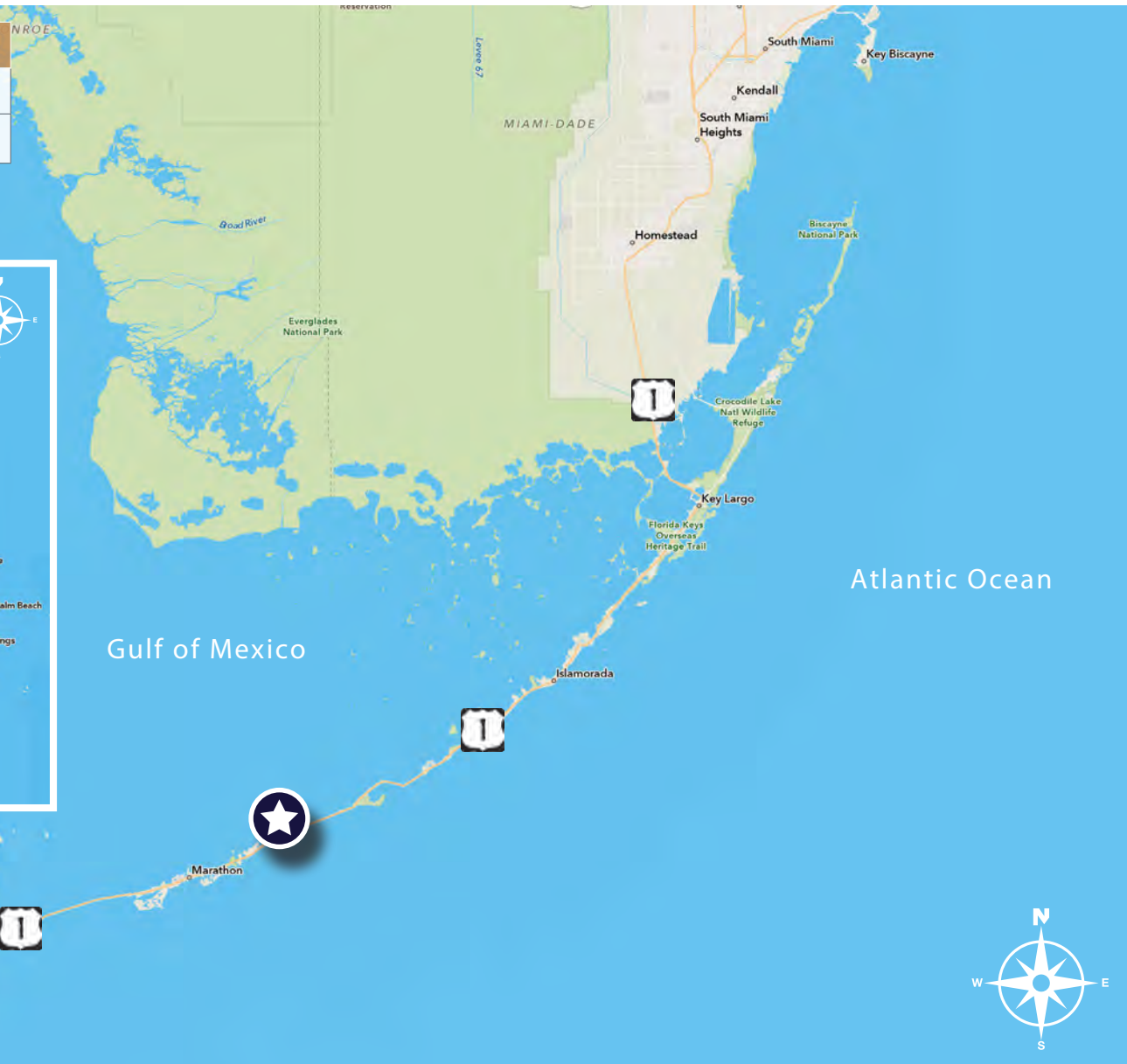
Beyond its boating facilities, the marina contributes to the local community by providing a hub for recreational activities such as fishing, water sports, and leisurely waterfront relaxation.

Coastal Lifestyle

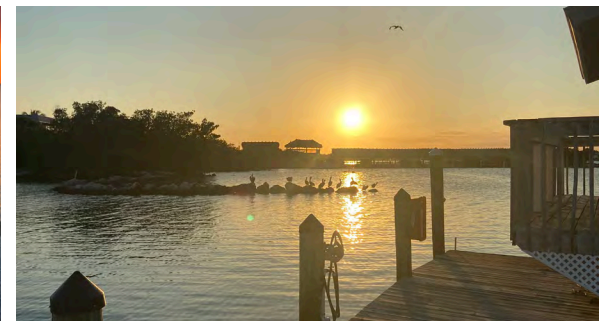
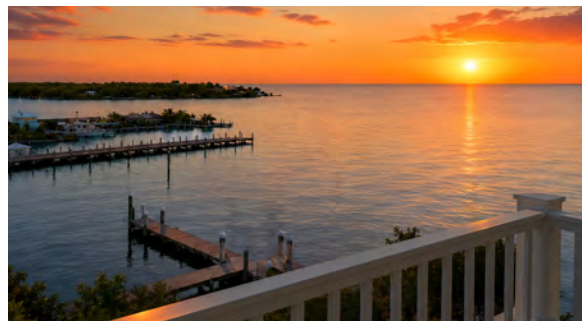
Owning this marina in Marathon, Florida, offers more than a business venture - it's an invitation to embrace the laid-back coastal lifestyle of the Florida Keys, where sunsets, warm breezes, and marine adventures are part of daily life.

DRIVE TIME

DESTINATION	DISTANCE	TIME
Key West	57.7 Miles	1 Hour
Miami	111 Miles	2 Hours



33 SLIP BOAT BASIN



INDOOR BARN / RACK STORAGE



OUTDOOR STORAGE RACKS



TRAILER STORAGE



ON SITE GROCERY STORE



APARTMENTS

**MARINA PROPERTY INCLUDES
4 STUDIO APARTMENTS**



ADDITIONAL PHOTOS



REGIONAL OVERVIEW

Monroe County, Florida

Monroe County, Florida, is a captivating tapestry of vibrant communities woven into the breathtaking landscape of the Florida Keys. From the vibrant and eclectic streets of Key West to the tranquil shores of Islamorada and the charming allure of Marathon, each city exudes its own distinctive character. As the southernmost county in the continental United States, Monroe County is renowned for its stunning beaches, world-class diving sites, and a rich maritime heritage.

Whether savoring the artistic energy of Key West's historic district, embarking on thrilling water adventures in Islamorada, or embracing the serene coastal lifestyle of Marathon, each city within Monroe County offers a unique gateway to the paradisaical wonders of the Florida Keys.

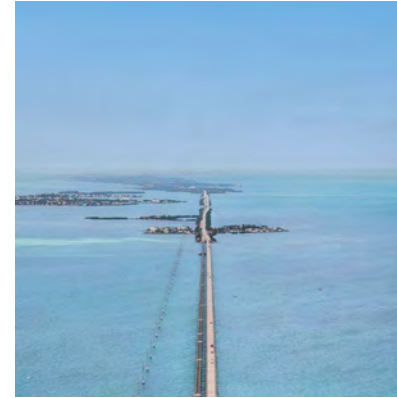
Monroe County is for...

Monroe County, Florida, offers a kaleidoscope of activities and experiences that cater to every interest, making it a playground for both adventure seekers and relaxation enthusiasts. Key West beckons with its artistic vibes, historic architecture, and vibrant nightlife along Duval Street. The Ernest Hemingway Home and Museum, Mallory Square's sunset celebrations, and water activities like snorkeling and kayaking are just a glimpse of the city's diverse offerings.

Moving north, Islamorada presents a paradise for fishing enthusiasts, boasting exceptional sport fishing opportunities and marine exploration at spots like the Florida Keys National Marine Sanctuary and Theater of the Sea. Nature lovers can indulge in the scenic beauty of Long Key State Park, while art aficionados can peruse local galleries showcasing the work of talented creators.

In Marathon, the Turtle Hospital and Dolphin Research Center provide insight into marine conservation, offering hands-on encounters with these remarkable creatures. The city's picturesque beaches invite relaxation, while the Florida Keys Aquarium Encounters provide an educational and interactive marine experience for all ages.

Throughout Monroe County, the allure of the ocean is never far away. Snorkeling and diving reveal a vibrant underwater world teeming with coral reefs and exotic marine life. For those seeking a more serene escape, the laid-back atmosphere of Marathon and Islamorada offers the perfect backdrop for leisurely strolls, waterfront dining, and unforgettable sunsets.



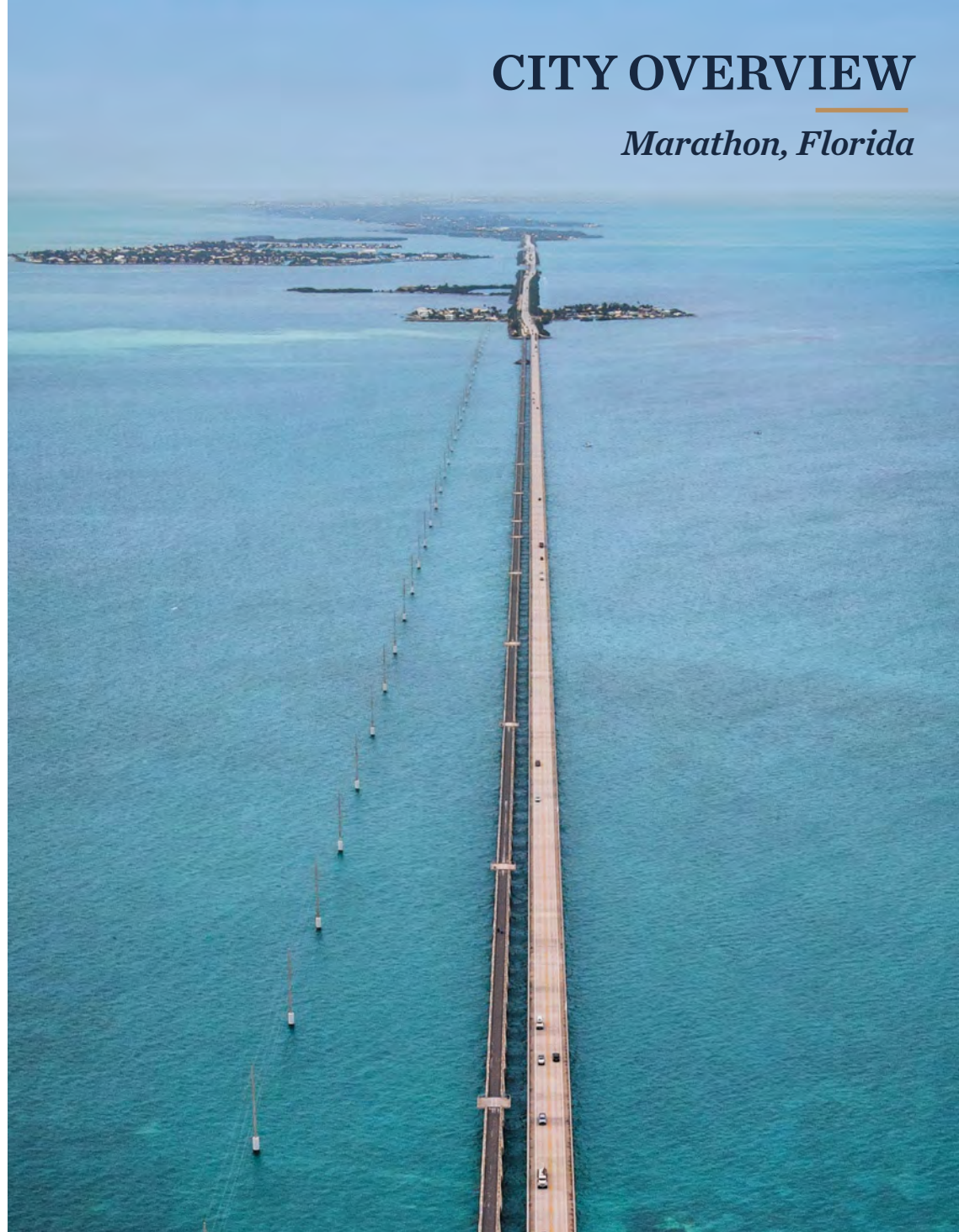
Nestled in the heart of the Florida Keys, Marathon stands as a captivating paradise that boasts a unique blend of stunning natural landscapes and a laid-back coastal vibe. With its crystal-clear turquoise waters, powdery white sand beaches, and vibrant marine life, Marathon is a haven for outdoor enthusiasts and nature lovers alike. From world-class snorkeling and scuba diving at iconic sites like Sombrero Reef to relaxing beach strolls and unforgettable sunsets, Marathon offers an array of experiences that capture the essence of tropical living.

Adventure-seekers flock to Marathon for its abundant outdoor activities. With access to both the Atlantic Ocean and the Gulf of Mexico, the possibilities are endless. Whether you're angling for a fishing expedition, swimming with dolphins at the Dolphin Research Center, or simply basking in the sun's warmth on one of the many pristine beaches, Marathon provides an escape into a world of natural wonders. The city's commitment to marine conservation and wildlife rehabilitation is evident through attractions like the Turtle Hospital, where visitors can learn about sea turtle rescue efforts.

Despite its small-town charm, Marathon offers modern amenities and a tight-knit community feel. The city features a variety of accommodations, from cozy cottages to waterfront resorts, ensuring a comfortable and relaxing stay for visitors. A diverse culinary scene caters to every palate, serving up fresh seafood and a fusion of flavors that reflect the Keys' unique culture. The city's welcoming atmosphere and stunning surroundings make it a place you'll never want to leave.

CITY OVERVIEW

Marathon, Florida



AREA DEMOGRAPHICS



POPULATION

3 Mile:	1,355
5 Mile:	2,120
10 Mile:	9,814

AVERAGE HOUSEHOLD INCOME

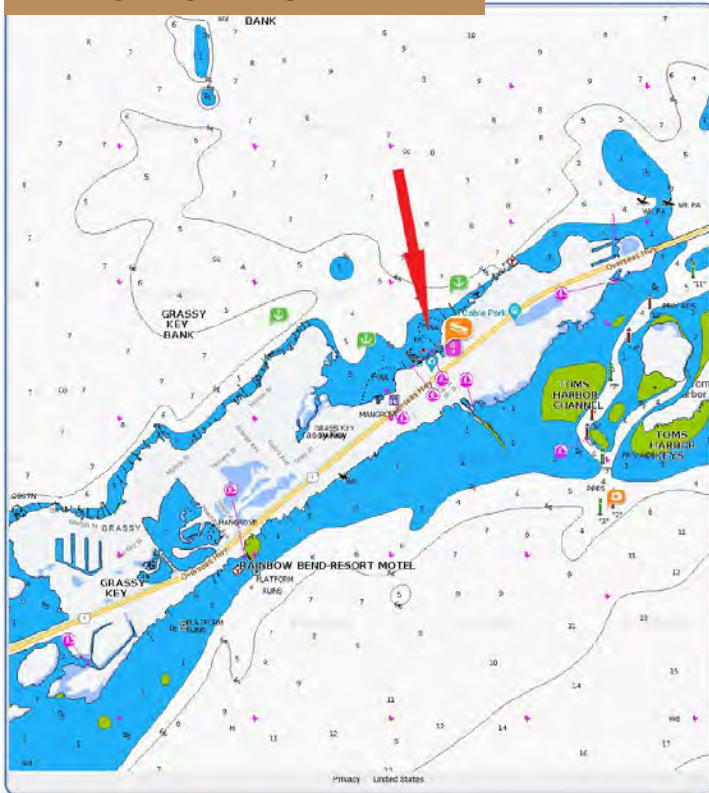
3 Mile:	\$164,210
5 Mile:	\$144,139
10 Mile:	\$139,017

MEDIAN AGE

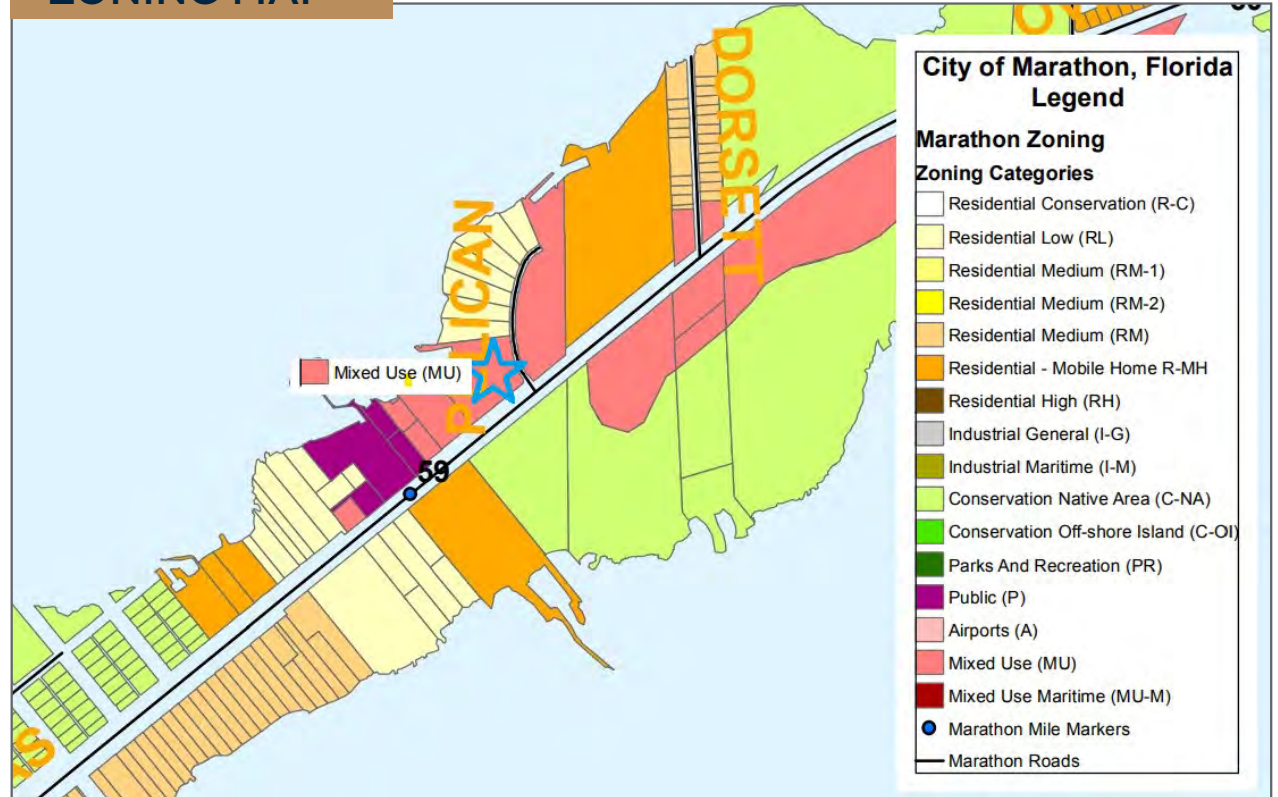
3 Mile:	56.7
5 Mile:	57.1
10 Mile:	53.2

AREA MAPS AND CHARTS

NAUTICAL CHART



ZONING MAP





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