



# OCEAN BLUE MARINA - KEY LARGO

KEY LARGO, FL



## OFFERING MEMORANDUM

*PRESENTED BY:*

**KW COMMERCIAL**  
2424 N Federal Highway, Suite 150  
Boca Raton, FL 33431

**RICK ROUGHEN**  
Broker Associate  
O: 954.298.7703  
rick@roughen.net

# TABLE OF CONTENTS

## TABLE OF CONTENTS

OCEAN BLUE MARINA	<b>1</b>
TABLE OF CONTENTS	<b>2</b>
PROPERTY INFORMATION	<b>3</b>
PROPERTY SUMMARY	<b>4</b>
OWN A MARINA BY KEY LARGO!	<b>5</b>
SPECTACULAR ACCESS TO OPEN WATER	<b>6</b>
R/V SITES WITH WATER, POWER, SEWER A	<b>7</b>
RV SITES AVAILABLE YEAR 'ROUND	<b>8</b>
PRIVATE BOAT RAMP	<b>9</b>
WHERE OPPORTUNITIES ABOUND!	<b>10</b>
LOCATION INFORMATION	<b>11</b>
REGIONAL MAP	<b>12</b>
LOCATION MAP	<b>13</b>
AERIAL MAP	<b>14</b>
DEMOGRAPHICS	<b>15</b>
DEMOGRAPHICS MAP AND REPORT	<b>16</b>

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Rick Roughen - KW - National Marina Sales its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Rick Roughen - KW - National Marina Sales its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Rick Roughen - KW - National Marina Sales will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rick Roughen - KW - National Marina Sales makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rick Roughen - KW - National Marina Sales does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rick Roughen - KW - National Marina Sales in compliance with all applicable fair housing and equal opportunity laws.



OCEAN BLUE MARINA

# PROPERTY INFORMATION

1

## PROPERTY SUMMARY

OWN A MARINA BY KEY LARGO!

SPECTACULAR ACCESS TO OPEN WATER

R/V SITES WITH WATER, POWER, SEWER AND RESTROOMS

RV SITES AVAILABLE YEAR 'ROUND

PRIVATE BOAT RAMP

WHERE OPPORTUNITIES ABOUND!

# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Ocean Blue Marina is a small private marina located in the Upper Florida Keys at 199 Morris Avenue in Key Largo, just off US-1 near Mile Marker 112.

The marina primarily serves local boaters and Keys visitors looking for wet slips, dry storage, launch access, and DOY marine services in a quieter setting.

The marina offers 16 wet slips for vessels up to 50 feet and dry storage for boats up to 36 feet.

The marina also includes an private boat ramp, gated access, 30/50 amp shore power, water hookups, and bathhouse facilities.

Located next to Sea Hunter Sales and Service Boat Dealership.

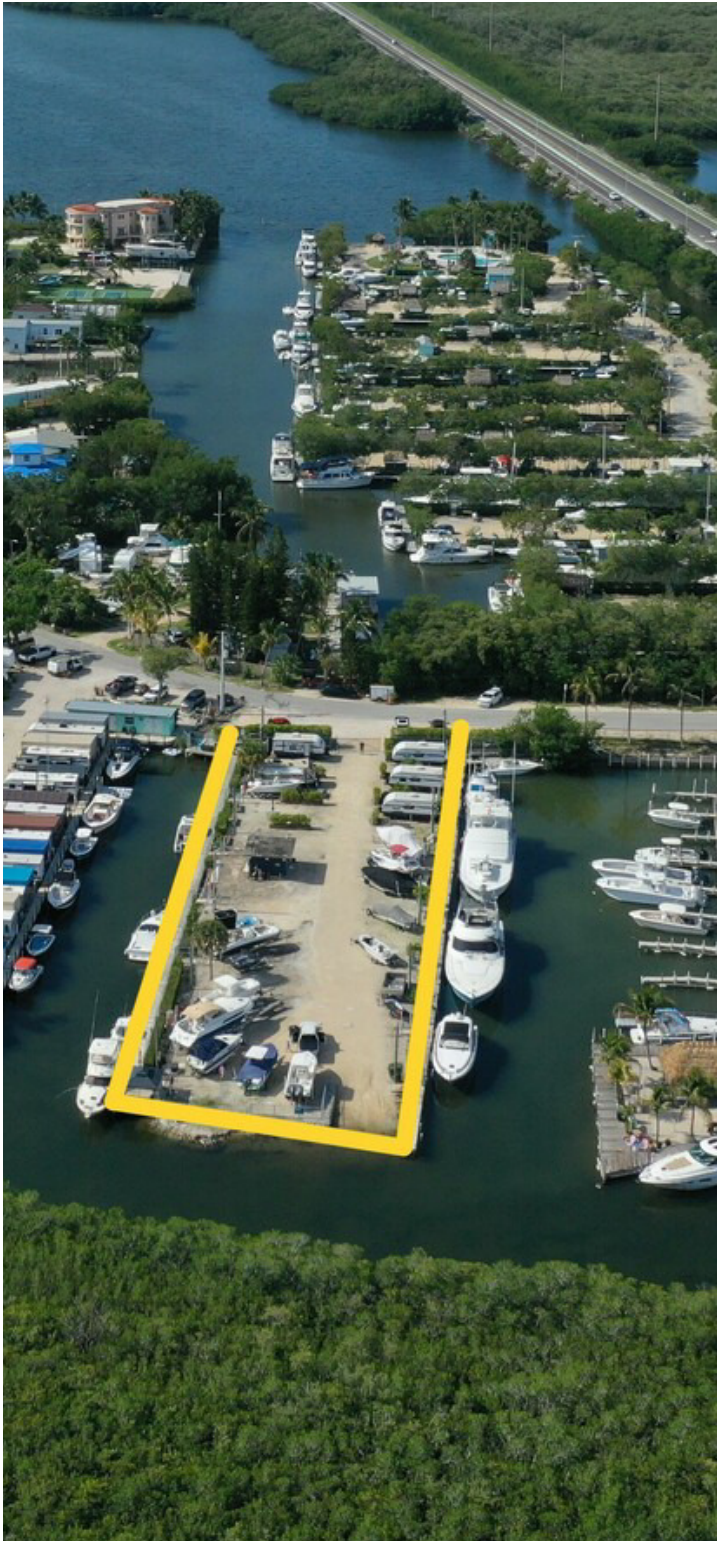
Strategic foothold by Key Largo with Premier access to the Florida Bay back country & Card Sound towards Biscayne Bay.

## OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	25,611 SF
Boat Size:	Up to 50 ft Wet & 36 ft Dry
Wet Storage	16 Slips
Dry Storage	20+



# OWN A MARINA IN KEY LARGO, FL!



## PROPERTY DESCRIPTION

Ocean Blue Marina is more than just a place to keep a boat — it is a strategic foothold in one of the most desirable boating markets in the United States. Located in Key Largo, the marina offers direct access to the Florida Bay backcountry, world-famous offshore reefs, and some of the best sportfishing and diving waters anywhere in the Keys. For boaters, location is everything, and Ocean Blue sits at the entrance to it all. The marina sits close to Card Sound & Biscayne Bay making it convenient for anglers, divers, and recreational boaters heading into the open water.

What makes Ocean Blue Marina especially attractive is its versatility and location. The property combines wet slips, dry storage, and a private ramp that serves both local boat owners and transient visitors. In a market where marina inventory is extremely limited and where waterfront development opportunities are increasingly scarce, owning a simple marina in the Upper Keys represents a rare and tangible asset with long-term value.

The marina also benefits from the continued growth of Florida's boating industry. South Florida and the Florida Keys remain one of the strongest marine markets in the country, driven by year-round boating weather, affluent boat ownership demographics, and increasing demand for secure storage. Ocean Blue Marina is positioned to capitalize on this demand while maintaining the intimate, family-oriented atmosphere that many boaters prefer over crowded resort marinas.

Perhaps most importantly, Ocean Blue Marina offers something that cannot be replicated: protected waterfront access in Key Largo. Waterfront marina properties in the Florida Keys are finite, heavily regulated, and increasingly difficult to develop. That scarcity alone gives the property enduring value. Whether the buyer is an owner-operator looking to grow a boating business, or a boating enthusiast wanting a personal foothold in the Keys lifestyle, Ocean Blue Marina represents a unique opportunity to own a piece of one of America's premier boating destinations.



# SPECTACULAR ACCESS TO OPEN WATER



# RV SITES WITH WATER, POWER, SEWER & RESTROOMS



# RV SPACES AVAILABLE YEAR AROUND



# PRIVATE BOAT RAMP



# WHERE OPPORTUNITIES ABOUND!!



OCEAN BLUE MARINA

# LOCATION INFORMATION

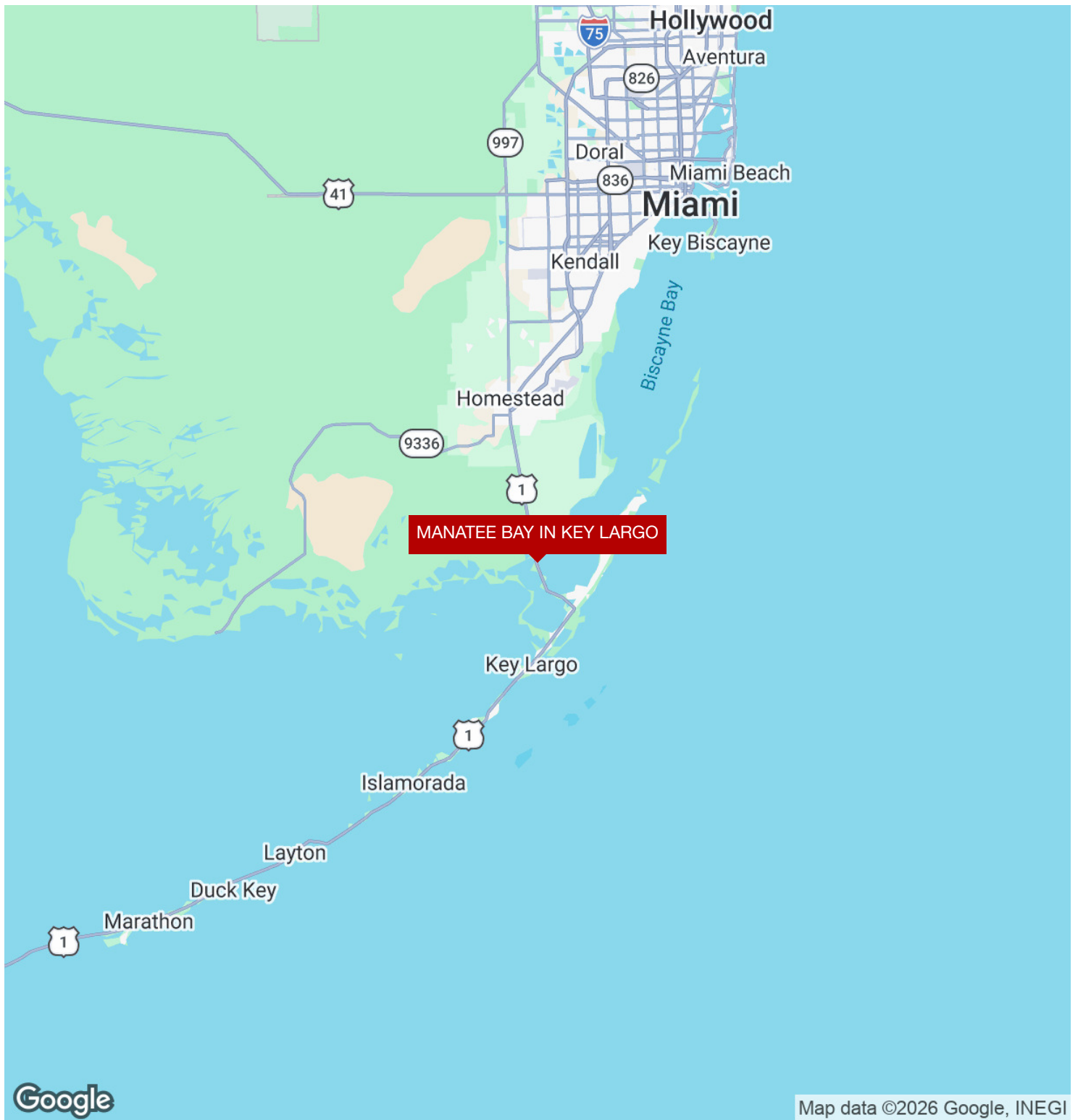
# 2

REGIONAL MAP

LOCATION MAP

AERIAL MAP

# REGIONAL MAP

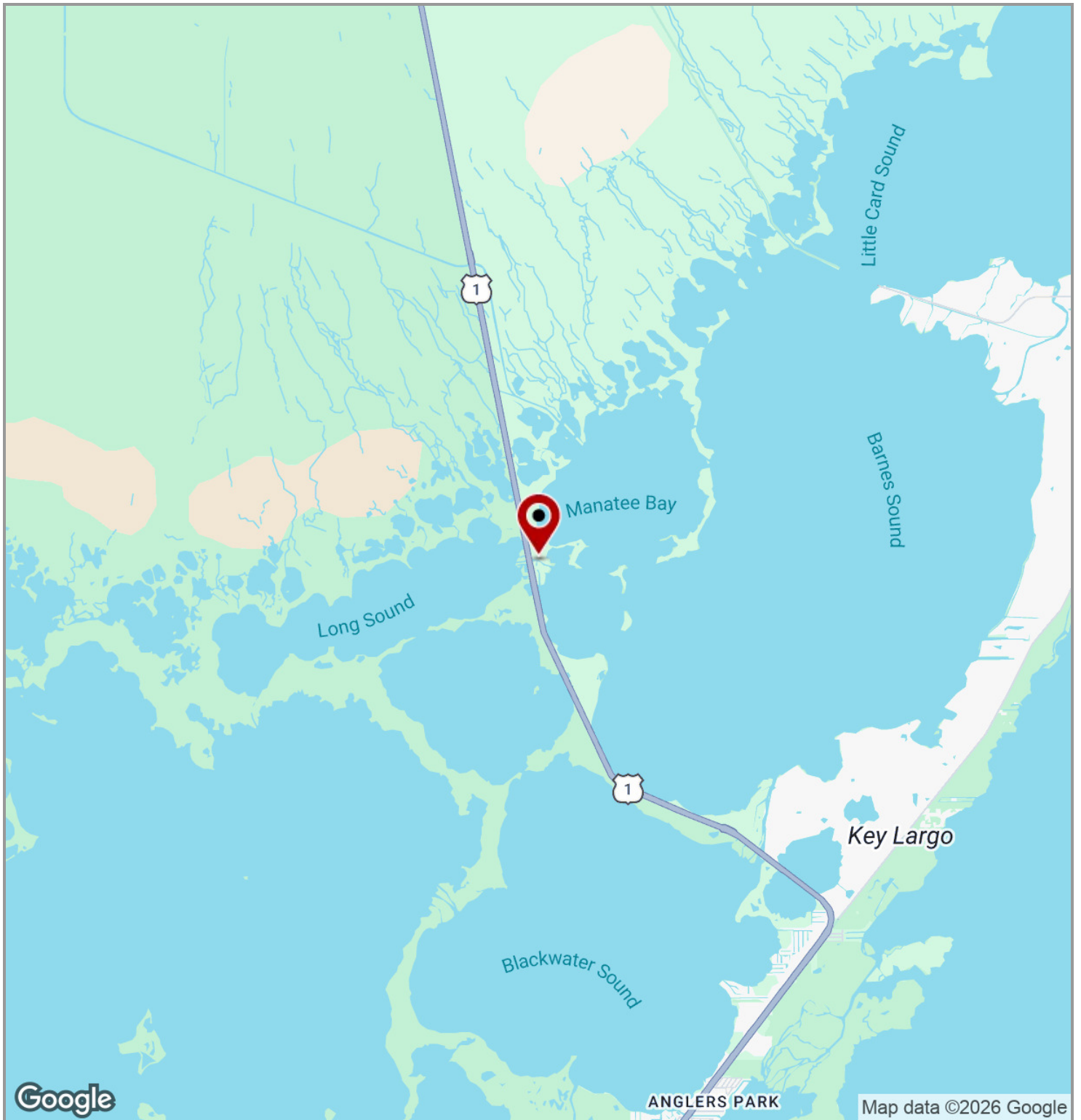


Google

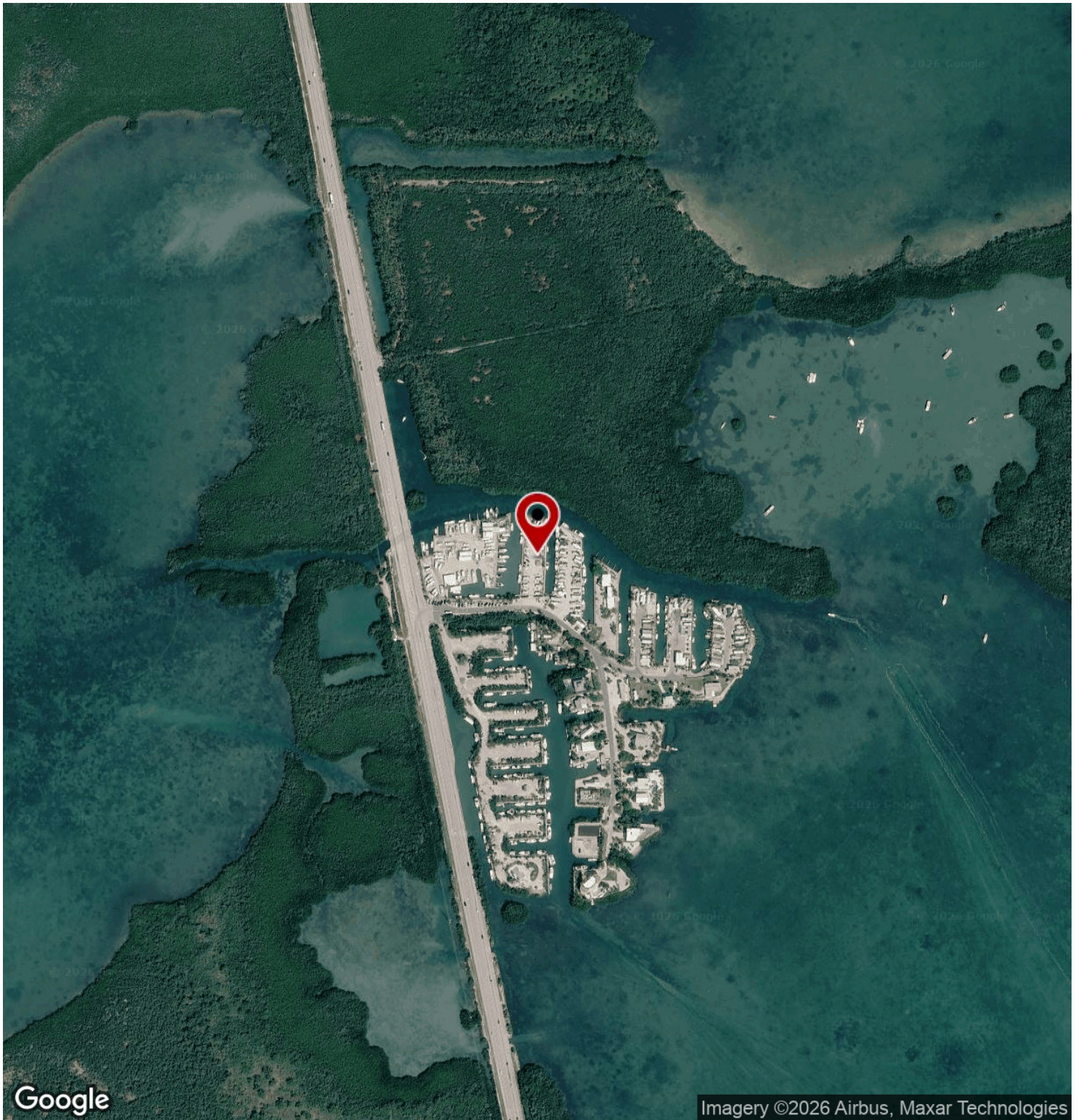
Map data ©2026 Google, INEGI



# LOCATION MAP



# AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies



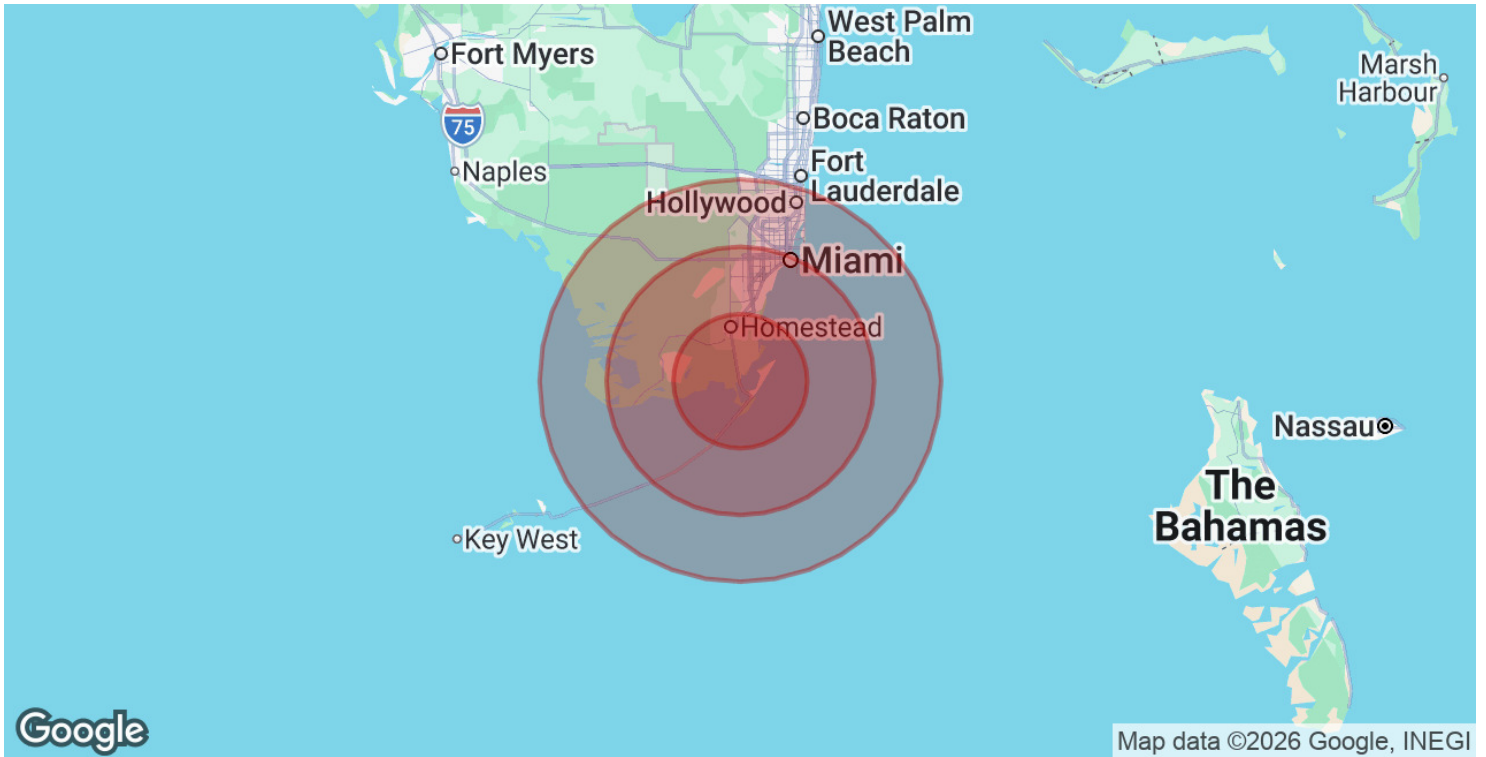
OCEAN BLUE MARINA

# DEMOGRAPHICS

3

DEMOGRAPHICS MAP AND REPORT

# DEMOGRAPHICS MAP AND REPORT



<b>POPULATION</b>	<b>20 MILES</b>	<b>40 MILES</b>	<b>60 MILES</b>
Total Population	190,178	1,441,127	3,406,266
Average Age	35.3	42.1	41.7
Average Age (Male)	34.8	40.2	40.2
Average Age (Female)	35.6	43.5	42.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>20 MILES</b>	<b>40 MILES</b>	<b>60 MILES</b>
Total Households	59,612	509,431	1,232,386
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$83,636	\$112,437	\$103,956
Average House Value	\$465,349	\$561,206	\$513,067

2023 American Community Survey (ACS)

