

SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590

SALE PRICE

\$799,000



**COLDWELL BANKER
COMMERCIAL**
CUSTOM REALTY

Scott Kraeger
512 574 7495

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



PROPERTY DESCRIPTION

Introducing a waterfront gem! This thoughtfully renovated marina and restaurant, boasts a prime location on Port Bay, NY. Featuring upgraded modular floating docks for 36 boats, two jet ski docks, and a multi-use lot across West Port Bay Rd, this property offers endless possibilities. The fully functional restaurant, with indoor and outdoor seating for 120 and 70 respectively, complements the marina perfectly. Revenue opportunities abound with seasonal boat dockage, marine fuel station, and various on-site amenities. Future potential includes boat and equipment rentals, off-season services, and community event hosting. Don't miss this opportunity to own a thriving waterfront business in an idyllic setting!

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	18,325 SF
Building Size:	2,905 SF
Zoning:	R
APN:	75119-00-282950

Scott Kraeger
512 574 7495



COLDWELL BANKER
COMMERCIAL
CUSTOM REALTY

SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



PROPERTY DESCRIPTION

Introducing a waterfront gem! This thoughtfully renovated marina and restaurant, boasts a prime location on Port Bay, NY. Featuring upgraded modular floating docks for 32 boats, two jet ski docks, and a multi-use lot across West Port Bay Rd, this property offers endless possibilities. The fully functional restaurant, with indoor and outdoor seating for 120 and 70 respectively, complements the marina perfectly. Revenue opportunities abound with seasonal boat dockage, marine fuel station, and various on-site amenities. Future potential includes boat and equipment rentals, off-season services, and community event hosting. Don't miss this opportunity to own a thriving waterfront business in an idyllic setting!

LOCATION DESCRIPTION

Port Bay, NY, offers a compelling investment opportunity for entrepreneurs seeking a thriving waterfront business. With its burgeoning resort ambiance and proximity to major population centers in upstate NY, the potential for success is undeniable. The increasing number of renovated and new build homes, alongside a rise in vacation rentals, reflects a growing demand for leisure activities on the bay. Situated off Lake Ontario and close to the channel, it naturally attracts boaters exploring the vast lake. As Port Bay evolves into a year-round hotspot, its appeal extends beyond summer, with potential for lucrative returns for savvy investors.

Scott Kraeger
512 574 7495



COLDWELL BANKER
COMMERCIAL
CUSTOM REALTY

SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



THE MARINA

Nestled on the tranquil shores of Port Bay, this marina presents a lucrative opportunity for savvy investors seeking a modern marina with potential for growth. With its strategic location near the channel to Lake Ontario, the marina attracts boaters from far and wide, making it a prime destination for both seasoned boaters and recreational enthusiasts alike. The property features state-of-the-art modular floating docks, providing hassle-free boat dockage for up to 36 vessels and 2 jet skis. The fuel station is the only on the bay, and the boat launch provides additional income. With its complementary restaurant and turnkey infrastructure, the potential for expanding revenue streams through boat rentals, seasonal dockage, and additional services, this marina to become a cornerstone of the local boating community for years to come.



Scott Kraeger
512 574 7495



SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



THE RESTAURANT

Nestled along the picturesque shores of Port Bay, an exciting opportunity awaits for a visionary restaurateur to make their mark on this stunning waterfront property. With panoramic views and a great location near the channel to Lake Ontario, there is potential for making this a destination for boaters, local residents and tourists alike. Whether you envision an upscale seafood bistro or a laid-back bayside eatery, the spacious indoor seating for 120 guests and 70 outdoor spaces offer the perfect canvas to bring your culinary vision to life. It also comes complete with a large fully equipped kitchen that's capable of catering to large events. Paired with the existing marina, there's boundless potential to create a seamless and complementary experience for guests, making this venture not just a restaurant, but a cornerstone of the local community and a beacon of culinary excellence on Port Bay.

Scott Kraeger
512 574 7495



COLDWELL BANKER
COMMERCIAL
CUSTOM REALTY

SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



VALUE ADD POTENTIAL

The marina holds tremendous potential for revenue growth, with several avenues for expansion. In addition to seasonal boat dockage, introducing boat rentals could be a lucrative venture. Offering a fleet of rental options, from kayaks and paddleboards to fishing boats and pontoons, the marina can cater to a broader audience of boating enthusiasts, maximizing occupancy and rental income throughout the season. Moreover, a boat store could complement these offerings, providing boaters with essential equipment, accessories, and maintenance supplies, thereby enhancing the overall boating experience and generating additional income.

Meanwhile, the restaurant offers a versatile venue for hosting events and banquets, providing another avenue for revenue growth. With its spacious indoor seating and picturesque outdoor patio, the restaurant is ideal for accommodating weddings, corporate gatherings, and private parties. By marketing these event services and offering customizable packages, the restaurant can attract additional bookings and capitalize on the demand for memorable celebrations in a stunning waterfront setting.

As for the vacant lot, its potential for revenue generation is vast and multifaceted. One option is to utilize the space for additional parking, catering to the needs of marina patrons and restaurant guests during peak seasons. Alternatively, the lot could be repurposed for boat storage, providing a convenient and secure option for seasonal or transient boaters. Another possibility is to explore the construction of an enclosed seasonal storage facility, offering long-term rental opportunities for boat owners seeking secure storage solutions during the off-season. With strategic planning and investment, the vacant lot can become a valuable asset, contributing to the overall success and profitability of the waterfront property on Port Bay.

Scott Kraeger
512 574 7495

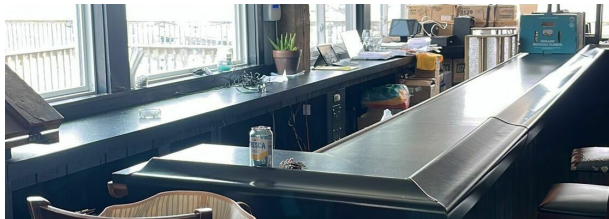
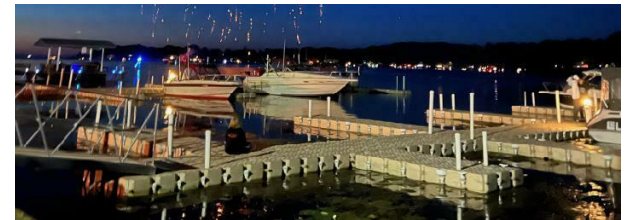


COLDWELL BANKER
COMMERCIAL
CUSTOM REALTY

SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



Scott Kraeger
512 574 7495

 COLDWELL BANKER
COMMERCIAL
CUSTOM REALTY

SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



Scott Kraeger
512 574 7495



SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



Scott Kraeger
512 574 7495



SALE

THE BAYFRONT MARINA

8106 W Port Bay Rd Wolcott, NY 14590



SCOTT KRAEGER

Real Estate Salesperson

skraeger@cbcwny.com

Direct: **512.574.7495**

PROFESSIONAL BACKGROUND

After college Scott spent 5 years working in engineering, sales and management with Texas Instruments. He started real estate investing in 2016 with residential properties, has since moved into commercial investing and got his RE license in 2021. He enjoys sports, hunting, reading, and doing jiu jitsu in his spare time.

EDUCATION

University of Rochester - B.S. Electrical and Computer Engineering

Business Minor - Simon School of Business

Custom Realty
955 E. Henrietta Road
Rochester, NY 14623
585.500.4500

Scott Kraeger
512 574 7495



COLDWELL BANKER
COMMERCIAL
CUSTOM REALTY