



THE MARINA AT SHELTER COVE

Toms River, NJ

Colliers
INTERNATIONAL

FOR SALE
\$4,500,000

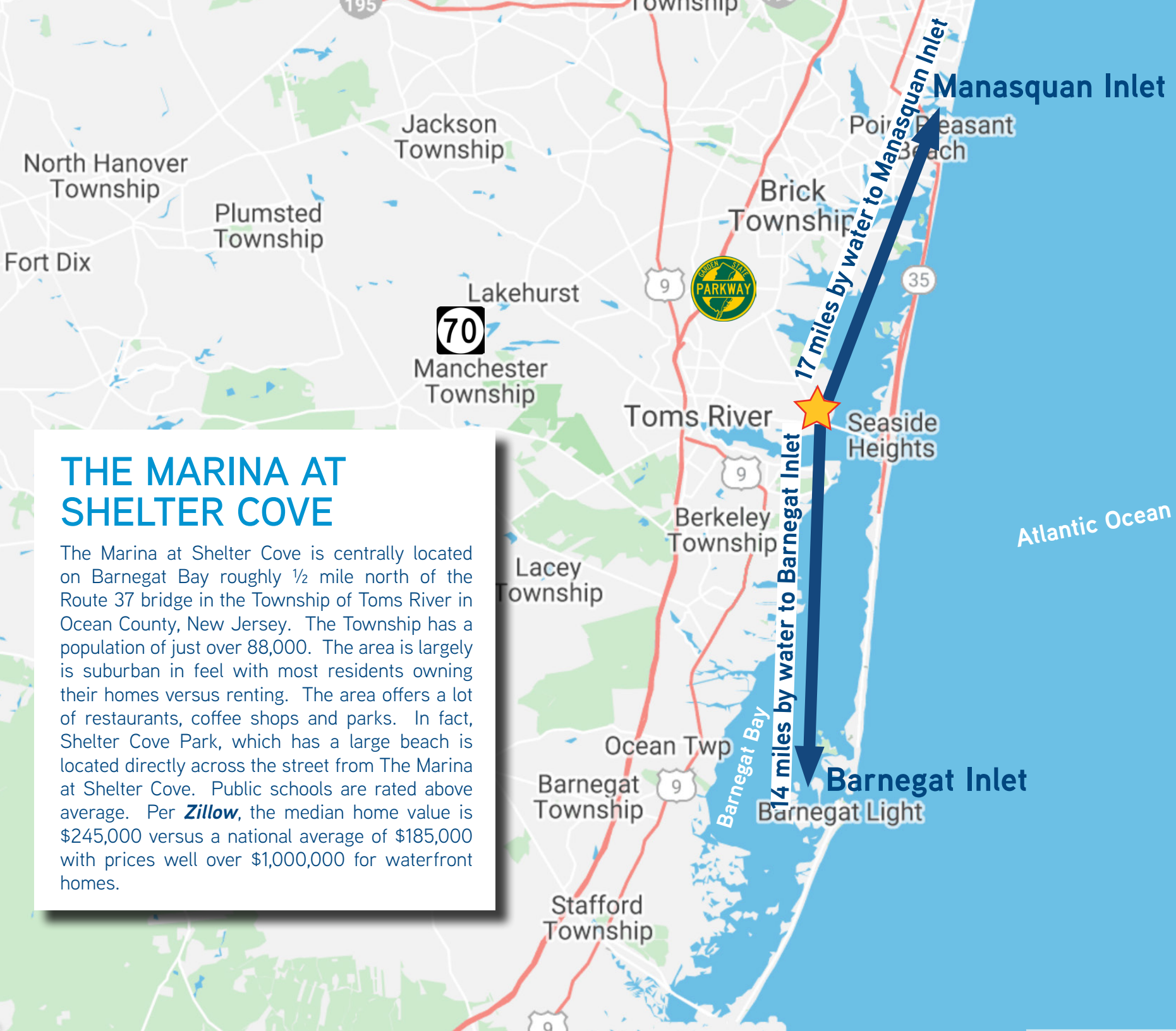
The background of the slide is a photograph of a marina. In the foreground, a white boat lift is partially visible on the left. The water is dark and calm, reflecting the sky. In the distance, there are several boats docked at a pier, and a building with a tower is visible on the right. A semi-transparent blue rectangle covers the left and center portions of the image, serving as a background for the text.

INVESTMENT HIGHLIGHTS

- FULL-SERVICE MARINA WITH 86 WET SLIPS, WINTER STORAGE FOR 85 BOATS, AND AN ACTIVE SERVICE DEPARTMENT
- ESTABLISHED MARINA THAT HAS BEEN IN BUSINESS ALMOST 60 YEARS
- LOCATED IN A DESIRABLE BOATING AREA WITH A STRONG BOATING CULTURE
- HIGH-QUALITY ASSET THAT UNDERWENT A \$1.2M RENOVATION
- OVER \$400,000 IN PLACE CASH FLOW GENERATED DURING 2019
- A NUMBER OF VALUE-ADD OPPORTUNITIES TO INCREASE CASH FLOW INCLUDING ADDING BOAT RENTAL AND GROWING WINTER STORAGE

THE MARINA AT SHELTER COVE

The Marina at Shelter Cove is centrally located on Barnegat Bay roughly ½ mile north of the Route 37 bridge in the Township of Toms River in Ocean County, New Jersey. The Township has a population of just over 88,000. The area is largely is suburban in feel with most residents owning their homes versus renting. The area offers a lot of restaurants, coffee shops and parks. In fact, Shelter Cove Park, which has a large beach is located directly across the street from The Marina at Shelter Cove. Public schools are rated above average. Per **Zillow**, the median home value is \$245,000 versus a national average of \$185,000 with prices well over \$1,000,000 for waterfront homes.



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