



EXCLUSIVE LAND INVESTMENT OPPORTUNITY

BAYSIDE MARINA

2273 SURF ROAD, PANACEA, FL 32346



STEWART PROCTOR, CCIM

Principal/Broker

850.656.6555 X 102

stewart@structureiq.net

STRUCTURE Commercial Real Estate

The information contained herein is obtained from sources we deem reliable, however we do not guarantee its accuracy. All information should be independently verified prior to purchase or lease.

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www.structureiq.net

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- **36 wet slips in the marina**
- **Clean Phase 1 report**
- **PUD Zoning includes approved land uses for:**
- **10 residential town-homes, commercial marina operations including ship's store, boat repair, boat supply, snack shop, bait shop, fueling facility, marina parking;**
- **RV park, restaurant, boat / RV storage;**
- **General retail;**
- **Hotel / Motel;**
- **Convenience Store, Drug Store & Grocery Store.**
- **Over \$800,000 invested in recent improvements including PUD, seawall, floating docks, fuel tank, etc.**

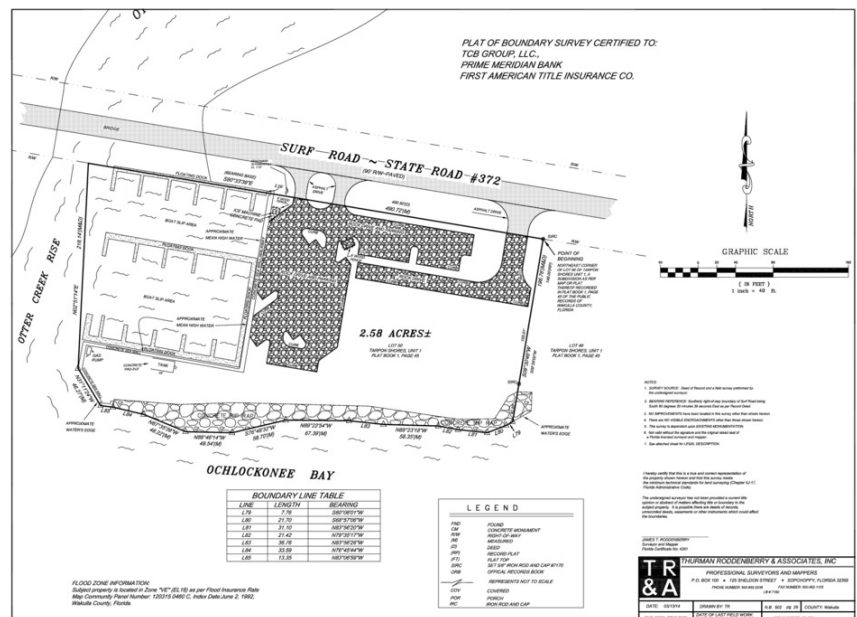


PROPERTY DETAILS

SALE PRICE:	\$850,000
GROUND LEASE:	\$3500 / Month NNN
COUNTY:	Wakulla
LOT SIZE:	2.58 acres
ZONING:	PUD
PROPERTY USE:	Commercial Marina,

APN #: 02-6S-02W-033
-03661-0000

LOT FRONTAGE:	490 SF
LOT DEPTH:	200 SF
WATERFRONT:	Yes
WATER:	Yes
SEWER:	Yes
ENVIRONMENTAL ISSUES:	Clean Phase 1



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ADDITIONAL PHOTOS



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LOCATION MAPS



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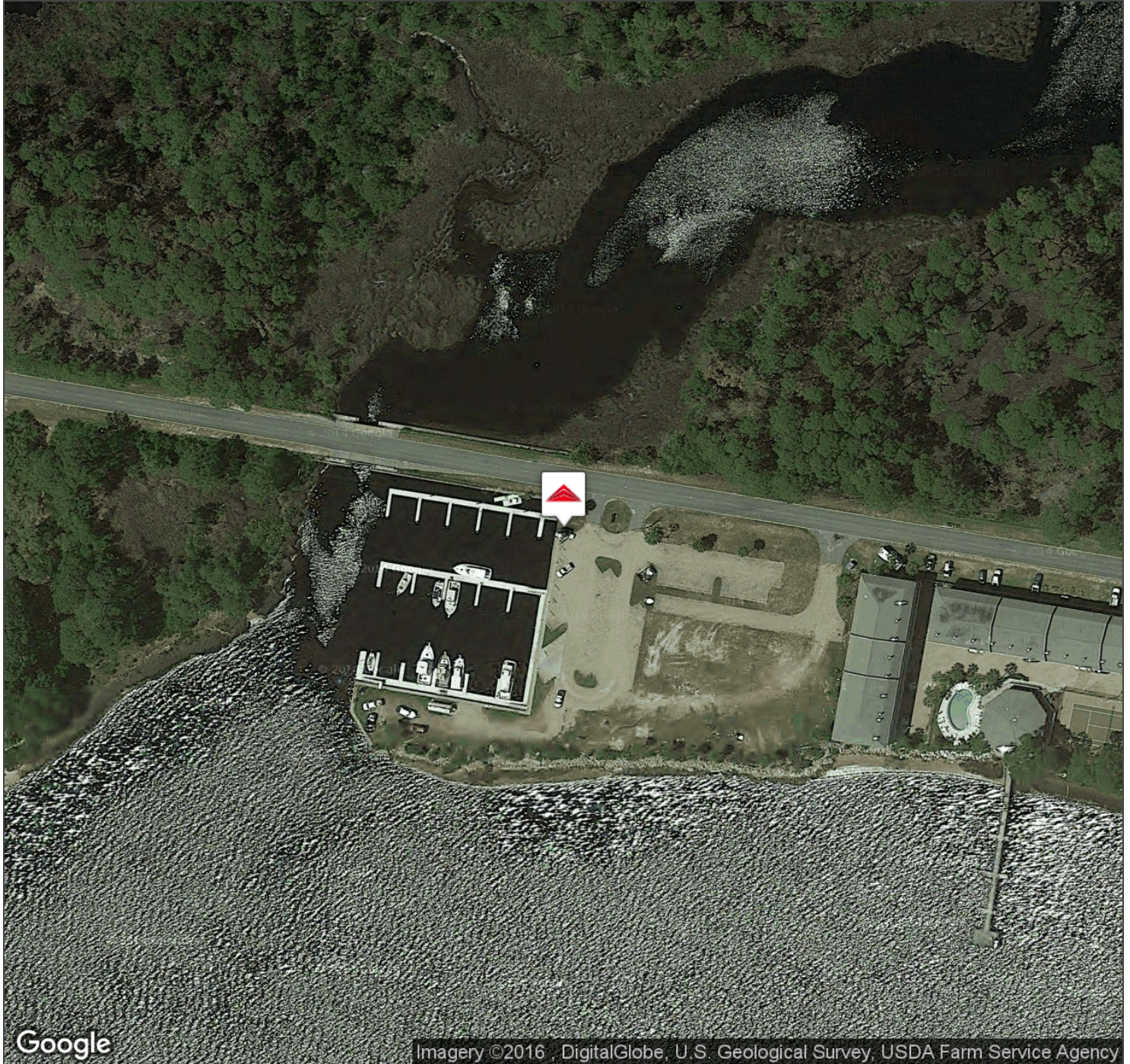
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AERIAL MAP



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