

FOR SALE

Two Branch Marina

1991-2021 Hwy C

St. Charles, MO 63301

\$1,695,000.00



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL



Rare opportunity to own a turn key marina and 57+/- acres in St. Charles County! Two Branch Marina is located on a cove-inlet off the Mississippi River, and has been in operation since 1995! The marina features 136 boat slips in 5 dock structures, 8 uncovered drive-on Jet Ski slips, 6 covered slips inside the docks, 17 covered dry storage stalls, a 4-story dry storage rack for up to 32 boats, and a 7,775 sq. ft. office/shop building. The adjoining JOK Campground covers 13.35 acres and consists of 9 in-place RV hookups and about 10 acres of tillable ground. Approval is available to expand 15 more RV sites for additional income. Schedule your private tour today!

CONTACT:

ERIC MERCHANT

314-541-1218

EMERCHANT@TROPHYPA.COM

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- ◆ 57.38+/- Acres Available
- ◆ Located on a cove-inlet along the Mississippi River
- ◆ Marina is zoned C-2
- ◆ 136 Boat Slips
- ◆ 9 RV Hookups(0% vacancy) with room for expansion
- ◆ Centrally located near the intersection of I-29 and 152
- ◆ 400 amp 3 phase electric to Marina/Shop
- ◆ Well/Septic Systems
- ◆ 2 12x12 OH doors, 1 16x12 OH door
- ◆ 10 acres farm ground with tenant farmer
- ◆ Gravel Parking for +/- 20 cars, plus abundant unmarked grass parking In multiple areas of the site.

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