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Hansen's Harbor Marina



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Disclaimer & Limiting Conditions

This Offering Memorandum contains selected information pertaining to the Property but does not claim to be all inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not claim to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Chattanooga Real Estate Group or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.



Hansen's Harbor Marina



Hansen's Harbor Marina



Historic Family-Owned Marina on 16+ Acres – A Rare Waterfront Opportunity

For the first time since its inception in 1952, this cherished, three-generation family-owned marina is being offered for sale. What began as a humble fish pond has evolved into a fully functioning, full-service marina, lovingly developed and expanded over the decades by the same family.

A Legacy of Craftsmanship and Purposeful Growth

The harbor was thoughtfully dredged by the original owners, and the docks were uniquely constructed using recycled materials from a train barge—blending history with innovation. Today, the marina features six floating docks, offering approximately 200 boat slips accommodating vessels up to 50 feet. Additionally, a dry stack storage facility holds up to 30 boats, with capacity for boats up to 18 feet in length.

The property spans 16.68 acres, including 4 acres of protected water, and is equipped with a commercial well system, three septic systems, and extensive infrastructure to support a robust operation.

Hansen's Harbor Marina



Natural Beauty and Timeless Charm

Known for its serene setting and sandy beach, the marina is surrounded by mature trees, grassy banks, and a rustic, natural landscape that creates a peaceful retreat for boaters and families alike. A spacious 2-acre gravel parking area provides ample room for vehicles and trailers, while a welcoming patio area with grills encourages gatherings and celebrations among long-time patrons.

Community and Heritage

This marina is more than a business—it's a legacy. With a loyal customer base spanning over 30 years, it has become a cherished destination for generations of boating families. Guests are welcomed not just as customers, but as part of a close-knit, family-oriented community.

Step back in time and embrace the authentic charm of this Rustic Natural Marina, lovingly created, owned, and operated by one family. This is a once-in-a-lifetime opportunity to continue a tradition of service and stewardship in one of the area's most peaceful waterfront settings.

Hansen's Harbor Marina



FACILITIES AND AMENITIES

- **Marina Store (built in 1988):**
Offers essential boating supplies, materials, and refreshments.
- **Gas Dock: On-site gasoline and diesel fuel—a rare convenience within a 20-mile radius.**
- **Heated Workshop and Dry Storage (built in 1972):** Ideal for year-round service and maintenance.
- **Vintage Quonset Hut (1950s):**
Used for boat repairs, featuring both heat and air conditioning.

Hansen's Harbor Marina

PROPERTY OVERVIEW

Sale Type: Owner

Property Address: 35853 US-61, Lake City, MN 55041

Building Class: B2

Year Built: Starting in 1952

Price: 4.5 Million

Land acres: 16.68 acres

GROWTH AREAS

Campground or RV park, 3-4 acres available

Boat rentals

Jet ski rentals and slips

Land dry storage, 1-2 acres

Bait shop



Hansen's Harbor Marina

GROSS RENT AND NOI

2024 Gross Annual Income: \$393,417

2024 Net Operating Income: \$231,817

2023 Gross Annual Income: \$467,961

2023 Net Operating Income: \$238,084

2022 Gross Annual Income: \$501,055

2022 Net Operating Income: \$189,000

2021 Gross Annual Income: \$600,304

2021 Net Operating Income: \$222,271



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LAKE CITY, MN OVERVIEW

Welcome to The Birthplace of Water Skiing

Lake City is a scenic city located in southeastern Minnesota, straddling Goodhue and Wabasha counties. It lies along the western shore of Lake Pepin, a naturally occurring widening of the Mississippi River. The city is roughly 70 miles southeast of Minneapolis–Saint Paul and 35 miles northeast of Rochester.

Lake City is renowned for its stunning waterfront views, historic charm, and recreational lifestyle. With a population of around 5,000 residents, it offers a blend of small-town friendliness and outdoor adventure.

Lake City Economy & Community

- Tourism, agriculture, and local manufacturing are the cornerstones of the local economy.
- The city has a growing community of retirees and remote workers, drawn by its peaceful environment and natural beauty.
- Lake City Public Schools and nearby technical colleges offer local educational opportunities.

