

# \$235,000 - 1081 Bald Eagle Drive, Marco Island

MLS® #2240398

**\$235,000**

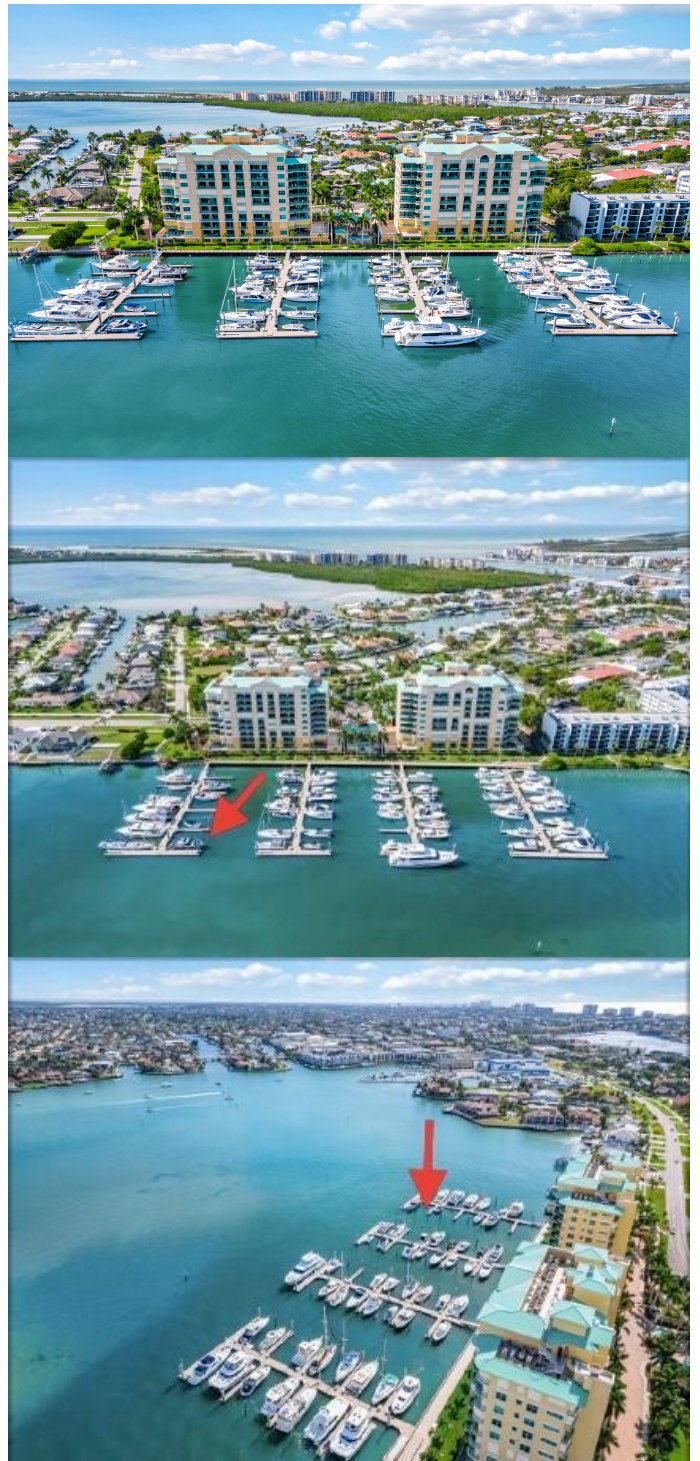
0 Bedroom, Bathroom,  
Dock on 0 Acres

Marina @ Factory Bay, Marco Island, FL

Dock your boat in this amazing 44 ft slip with max LOA of 47 ft located on D dock in Factory Bay just 2 slips inside the T-head. This slip has plenty of water at both high & low tides for a deeper draft vessel and is easy to navigate in & out of with a beam of 19 ft. There are 2-30 amp shore power connections, water, wifi, pump-out services, a dock box and security via cameras 24/7 & a dockmaster onsite daily.

The Marina at Factory Bay is located on a submerged land lease, so this is an exclusive right-to-use slip (not deeded) and your quarterly dues pay the annual lease fees, plus include your water usage. Electric is metered separately. SELLER WILL PAY THE TOTAL CAPITAL CONTRIBUTION AMOUNT OF \$19,550 AT CLOSING FOR THE BUYER=HUGE BUYER INCENTIVE!

The marina consists of Bellingham concrete floating docks and there are new board walks in place. The clubhouse has bathrooms, showers, washer & dryers, ice, a barbecue, tv, charts & fuel is right next door in either direction at Rose Marina or the Pelican Pier. Grocery stores, West Marine, shopping, both tiki hut & fine dining are all in walking distance, so provisioning & getting around is quick & easy. The Gulf is just around the river bend and is approximately a 7-10 minute boat ride out to some of the best fishing and beaching SWFL has to offer...OR shoot south down the Marco river and jaunt to the Keys from the inside. This gorgeous marina is a great place to home base your boat no matter where your



travels take you!

**Essential Information**

MLS® #	2240398
Price	\$235,000
Acres	0.00
Type	Dock
Status	Active

**Community Information**

Address	1081 Bald Eagle Drive
Subdivision	Marina @ Factory Bay
City	Marco Island
County	Collier
State	FL
Zip Code	34145

**Additional Information**

Days on Market	94
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**Listing Details**

Listing Office	EXP Realty LLC
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