

# KEY HARBOUR MARINA

921 West River Road, Vermilion, Ohio 44089





# Key Harbour Marina

- Key Harbour Marina is a second generation, owner-operated, full-service, family-oriented marina on Lake Erie located in Vermilion, OH.
- 5.6 acres with ~135 slips and 12 covered boathouses. Each boat slip has dockside parking, water and electricity.
- The Key Harbour Marina is well maintained with amenities that include a pool, private restrooms with showers, pump-out facilities and a fenced in children's playground.
- Turnkey boat services including commissioning & decommissioning, repair & maintenance, and mechanical services.



## Summary

SALE PRICE:	\$1,475,000
BUILDING SIZE:	15,004 SF
# OF SLIPS:	135
BOAT HOUSES:	12
LOT SIZE (5 LOTS):	5.588 Acres
ZONING:	Special Purpose Marine Facility, Vacant Land



# Aerial Overview



Boat Houses (12)  
11,372 SF

Pool  
640 SF

Bathrooms, Showers,  
Office Building  
1,152 SF

Shed

Service Building  
2,480 SF



# Marina Summary

Key Harbour Marina, established in 1974, is a family-owned, full-service marina nestled in the Vermilion River Valley of Vermilion, Ohio. It offers approximately 135 floating slips accommodating boats up to 40 feet, with dockside water and electricity, plus about 2,500 feet of linear dockage. Boaters enjoy convenient features like a gated boat ramp, on-site parking, and a 38,000-pound marine travel lift for haul-outs and repairs.

The marina's amenities include clean, ADA-compliant restrooms and showers, pay laundry facilities, and a fenced playground and picnic pavilion—ideal for families. Guests can also cool off in the inground pool, while seasonal social events such as summer steak fries and fall clambakes foster a warm, community atmosphere.

Situated just beyond the third bridge on the Vermilion River, the marina provides swift access to Lake Erie, popular fishing spots, and nearby ports like Cedar Point, Port Clinton, and the Lake Erie Islands. With on-site services for commissioning, winter storage, engine shrink-wrap, and repairs, it's a year-round destination for recreational boaters.

Spread across a 5.6-acre property, Key Harbour Marina also features 12 private boathouses—each with power, water, and kitchenettes—offered for sale along with additional dockage options.





# Equipment & Tools

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- Boat Stands & Pilings
- Chevy Pickup Truck
- Cub Cadet Zero Turn Lawn Mower
- Ford 4500 Front End Loader & Backhoe
- 2 Golf Carts
- John Deere Tractor
- 38,000 LB Marine Travel Lift
- Tow Boat
- Work Barge with Outboard Motor (3 yr. old)
- 15' Work Boat with 12 HP Electric Start Motor







## Vermilion

Vermilion, Ohio, is a charming lakeside village nestled along the shores of Lake Erie in Lorain and Erie counties. With a population of around 10,000 people, Vermilion is renowned for its scenic waterfront, historic downtown, and vibrant boating culture. The Vermilion River flows through the village into the lake, offering picturesque views and recreational opportunities like kayaking and fishing. Visitors frequent the lighthouse museum at the river's mouth and stroll along the scenic boardwalk. Community events such as the annual Canal Fest celebrate local heritage, while cozy shops, eateries, and bed-and-breakfasts lend nostalgic charm. Parks and green spaces make it ideal for families and outdoor enthusiasts.

## Demographics (5-Mile Radius | 2025 Estimates)

**17,083**  
Population

**48.6**  
Median Age

**7,470**  
Households

**\$131,417**  
Avg. HH Income

**538**  
Businesses

**4,724**  
Employees

# Financial Summary

Income Statement	2020	2021	2022	2023	2024
Dockage	131,100	136,750	174,344	155,155	177,316
Labor	61,931	55,612	57,419	59,554	52,033
Storage Income	41,700	43,841	22,491	22,275	26,486
Return, Allowances & Other	598	-7,955	-8,654	-8,717	-4,181
<b>Total Income</b>	<b>\$235,689</b>	<b>\$228,248</b>	<b>\$245,610</b>	<b>\$232,762</b>	<b>\$250,417.15</b>
Operating Expenses					
Advertising & Event	198	942	766	1,772	1,123
Credit Card Processing	4,792	4,110	3,938	400	10,305
Depreciation	14,479	13,077	12,818	24,213	2,850
Rent	12,000	15,500	12,600	16,300	12,000
Repair & Maintenance	10,041	15,025	13,630	31,945	15,966
Utilities	14,041	17,501	16,436	18,263	17,758
Other Facility	3,941	2,730	3,408	747	533
Insurance	8,042	8,565	8,113	10,525	10,904
Interest	56	48	868	815	195
Legal & Professional	3,577	7,200	1,950	1,300	7,350
Other General	7,683	7,884	5,700	3,930	5,500
Personnel Expenses	111,220	124,310	130,906	140,842	134,925
Shop (Materials, Supplies, etc.)	36,781	25,657	25,742	30,177	20,528
Other	6,199	8,436	5,944	4,837	13,262
<b>Operating Expenses</b>	<b>233,050</b>	<b>250,986</b>	<b>242,818</b>	<b>293,523</b>	<b>252,976</b>
<b>Operating Income</b>	<b>2,639</b>	<b>-22,738</b>	<b>2,791</b>	<b>1,030</b>	<b>-6,810</b>
<b>Add Backs &amp; Adjustments:</b>					
Depreciation (Add Back)	<b>14,479</b>	<b>13,077</b>	<b>12,818</b>	<b>11,395</b>	<b>2,850</b>
Rent (Related Party)	12,000	15,500	12,600	14,300	12,000
Interest	56	48	868	952	195
Officer Compensation	62,400	62,400	62,400	62,400	62,400
Pension & Profit Sharing	3,657	2,770	2,430		2,952
<b>Total Add Backs &amp; Adjustments</b>	<b>92,592</b>	<b>93,795</b>	<b>91,116</b>	<b>89,047</b>	<b>79,674</b>
<b>Proforma Income</b>	<b>\$95,231</b>	<b>\$71,057</b>	<b>\$93,908</b>	<b>\$90,077</b>	<b>\$72,864</b>





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