

COMING SOON

FOR SALE

For
SALE

15561 and 15625 Marina Drive
MONTGOMERY, TX 77356

Unique residential property with an established business **FOR SALE!** This lake front property provides endless opportunities.

There are two completely renovated residences with a beautiful lake view custom pool and hot tub. There is also lake access with 2 jet ski lifts, wrap around balcony and covered porch.

Each house has large windows facing the lake so you can enjoy sunrise and sunset views.

There is an established RV/BOAT/Trailer storage business on site with 132 storage spaces and currently at 82% occupancy.


PROPERTY FEATURES

- 2 homes, completely renovated
- Custom pool with hot tub
- Lake access with 2 jet ski lifts
- Tankless water heaters
- Galvanized bulkhead
- Newer windows, roof, decking, and much more.

RESIDENCE 1, Bottom Floor

 2 BEDS  1 BATH  1,234 SQFT

RESIDENCE 2, Top Floor

 3 BEDS  2 BATH  1,744 SQFT

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JESSICA BASTIDAS
REALTOR

CONTACT:

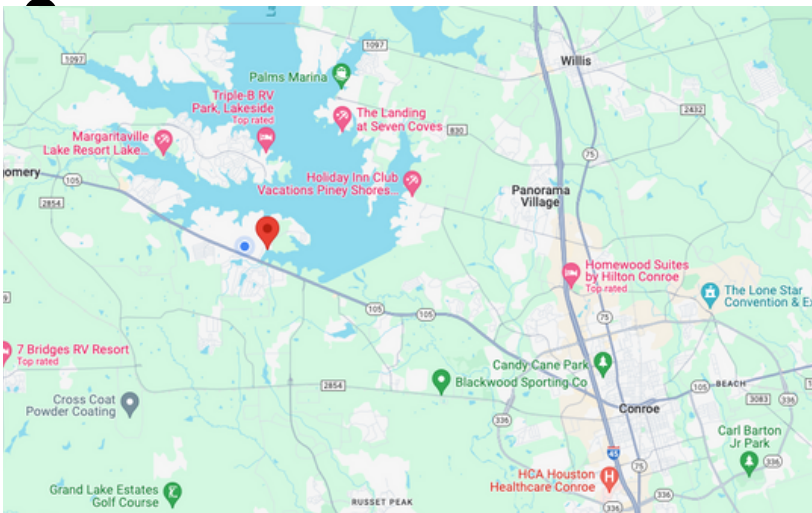
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LOCATION

15561 AND 15625 MARINA DRIVE
MONTGOMERY, TX 77356



LOT DESCRIPTION

15561 MARINA DRIVE
1.6087 ACRES
0021505000107

15625 MARINA DRIVE
0.2 ACRES
0021505000106

TOTAL ACREAGE 1.81
TAX RATE 2.0153

CALL FOR PRICING

STORAGE FACILITY ON-SITE

- 132 Total Storage Spaces
- 21 Enclosed units
- 6 Outside covered units
- 105 Uncovered outdoor spaces
- 82% Occupancy
- Profitable business

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PROPERTY UPDATES

- All siding was replaced with Hardi in 2015 – Allied Siding and Windows
- All windows replaced in 2015 – Allied Siding and Windows
- Roof replaced in 2015
- AC inside and outside unit (2nd /3rd floor) replaced in 2015
- Tankless hot water heater (2nd /3rd floor) replaced in 2015
- Replaced 2nd floor porch decking in 2015
- Steel pipe fence and concrete driveway approach done in 2016
- 1st floor update (paint, tile, bathroom, kitchen) in 2017 = \$100,000
- Appliances (range, microwave) (1st floor) in 2017
- Air Handler Replaced (1st floor) in 2017
- Range (2nd /3rd floor) in 2017
- 2nd /3rd floor update (paint, tile, bathrooms) in 2018 - \$75,000
- Dishwasher (2nd /3rd floor) in 2018
- Galvanized Bulkhead in 2019 - \$35,000
- Outdoor security lighting added in 2019
- Sprinklers replaced in 2020 – M&D Sprinklers
- Gate Opener added in 2020
- Security Cameras added in 2020 (updated in 2022)
- Covered Storage Building Addition (2 bays) and Relocation done in 2020
- Custom Pool Built by Backyard Paradise in 2020
- Tankless hot water heater (1st floor) added in 2021
- Dishwasher (1st floor) replaced in 2021
- Microwave (2nd /3rd floor) replaced in 2021
- Generator 27 Kw installed in 2021 – Installed by Texas Star Power
- Jet Ski Lifts installed in 2021 – Installed by The Boat Lift Company
- Water softener (1st floor) installed in 2022
- Fire Extinguishers (storage exterior) added 2023 – Installed by Firetron

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BUYING OR SELLING?

LET'S WORK TOGETHER!

Buying or selling real estate can be a stressful process if you don't have the right real estate agent. With 17 years of experience, you can rely on Jessica to get you the best possible result.



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