Waterfront Leased Investment

201 & 203 Main St., Morro Bay,CA

Price Improvement - MOTIVATED SELLER

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641 Higuera Street, Suite 201
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805.543.1801

Updated: 10/19/2026

McCarty ❖ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 201 & 203 Main St. and the leasehold interest in Bay Front Marina in Morro Bay providing multiple income streams while also allowing the opportunity to own a residence on the waterfront. The property consists of 3 residences, 2 private offices, and +/- 28 boat slips. There is a large demand for boat slips in Morro Bay with virtually zero vacancy in the last 11 years.

Property Facts

- +/- 28 Income producing boat slips
- 3 Fully leased residences
  - (1) 1 bed/1bath
  - (1) 3 bed/1bath
  - (1) 2 bed/1bath w/ office
- 2 Fully leased office spaces
- Bathroom/Shower facilities for marina tenants
- Laundry facility for tenants

Financials

Sale Price: ~~$3,650,000~~

Price Improvement: $3,490,000

Additional Info.

Due diligence packet available upon request

This is the purchase of two parcels, the upland parcel, owned in fee, and the leasehold interest, which includes Bay Front Marina, with 29 years remaining on the current lease





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*Photo taken looking south from the famous Morro Rock. As you can see slip space is limited in The Bay.

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For More Information

To schedule a showing please call or email us. Our contact information is below and we look forward to talking to you.



The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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