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KCB marina on market for \$15 million

STAFF REPORT

May 6, 2026



The 45-slip Key Colony Beach Marina, which features a retail center and waterfront restaurant, has been listed for sale for \$15 million by Simply Marinas.

SIMPLY MARINAS

MIDDLE KEYS — The 45-slip Key Colony Beach Marina, which features the Causeway Shops retail center and a recently completed waterfront restaurant, has been listed for purchase through fee simple ownership for \$15 million by Simply Marinas.

The marina sales brokerage has conducted more than 100 marina transactions and 250 marina consultations.

Positioned at the entrance to Key Colony Beach along Sadowski Causeway, the property serves as the primary commercial and marina hub for the island, benefiting from high visibility, limited competition and significant barriers to entry, according to Simply Marinas.

Key Colony Beach is located just minutes from Marathon.

“This integrated property offers a rare chance to own a premier marina in one of Florida’s most sought-after waterfront markets,” according to Simply Marinas’ listing. “These income sources work together to create multiple, complementary revenue streams fueled by year-round boating, tourism, and a high-income residential and visitor base.”

In addition to the marina, 6,370-square-foot retail center and turnkey restaurant, the property includes two Airbnb “boatel” rentals, a boat rental and charter fleet, gas and diesel dock, boat ramp, ship store/bait and tackle shop/marina office, and undeveloped land currently used for overflow parking and boat storage.

Visit [simplymarinas.com/marina-for-sale/key-colony-beach-marina](https://www.simplymarinas.com/marina-for-sale/key-colony-beach-marina).