

Coastal Marina Sales

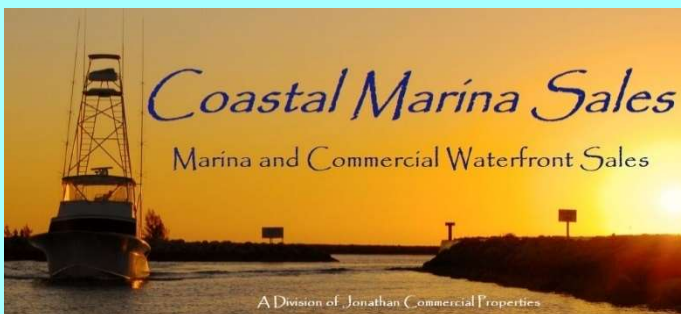
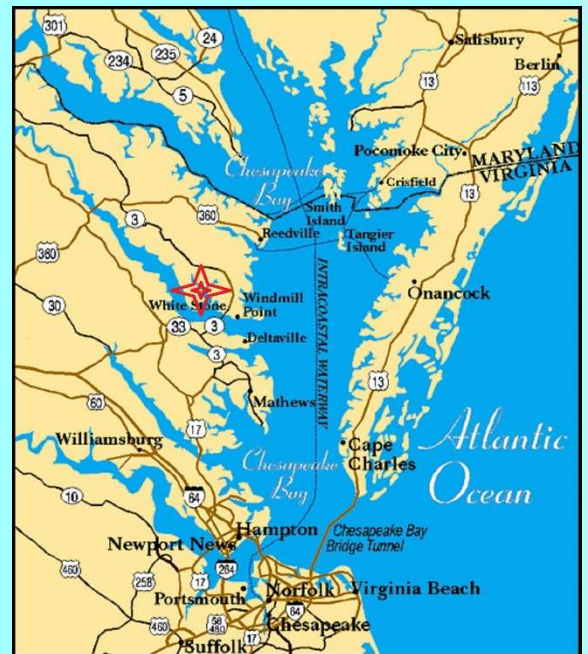


Marina For Sale

Features

- Yankee Point Marina, Lancaster, Virginia
- 5.88 acres with 101 wet slips on deep channel
- Successful marina and yard business with upside
- Quiet setting, pool, snack-bar, waterfront lounge
- 21 year customer database, no County boat taxes
- Gas and diesel fuel in three 1,100-gallon tanks
- 40-ton 4WD lift and high ground yard for 180 boats
- Over \$900,000 in operational assets included
- Call for price

Location



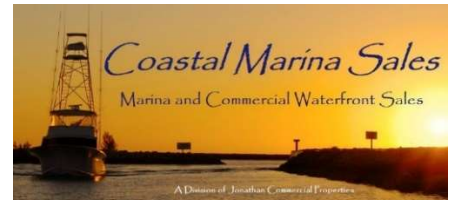
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Yankee Point Marina



Successful, stable business operation with upside potential.

Quiet ambiance and secure location, plus Lancaster County has no boat property taxes.

101 wet slips with 5.88 acres, 942 feet of waterfront on deep channel

New docks with oversize pilings, power and water served slips, both vinyl bulkhead and natural shoreline.

Extensive 21-year customer database for marina and yard

Balanced customer mix between power and sail; local, regional, and international boaters

Excellent on-site staff at both marina and service operations

Two thirds of revenue from yard operations and one third from marina operations, upside in both areas

Marina

Full-service snack bar with commercial kitchen hood

Saltwater fiberglass pool and patio area, plus picnic tables and grills on shaded bluff for guests

Pool bathrooms and separate marina bathrooms

Second floor waterfront lounge with fireplace, deck and limited kitchen facilities

Ship store with complete inventory, including parts.

Fuel service includes three 1,100-gallon new double lined above ground tanks, 2 gas and 1 diesel.

Advantex engineered septic system with six tanks and filtration system.

Shamrock 20' service boat, Float lift, Boston Whaler 13', 2 - 20' Hurricane Deck boats for rentals

Dingy dock with dingy racks and small boat rentals

Yard Services

Full yard services available including fiberglass repair, painting and custom cabinetry.

High ground storage yard for up to 180 boats, valuable during storms and off season.

40-ton Kleeco remote controlled, four-wheel drive travel lift and new lift slip in 2020.

Shop buildings include fiberglass, paint, cabinet shops, varnish shed and separate mechanic's shop.

Backup 30 kW, 3 Phase, diesel powered generator with transfer switch, battery start and controls, ready for installation.

Hydraulic lift trailer, Caterpillar backhoe, F-250 truck, E350 box truck, boat stands, etc.
Over \$900,000 in operational assets.

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