

# Coastal Marina Sales

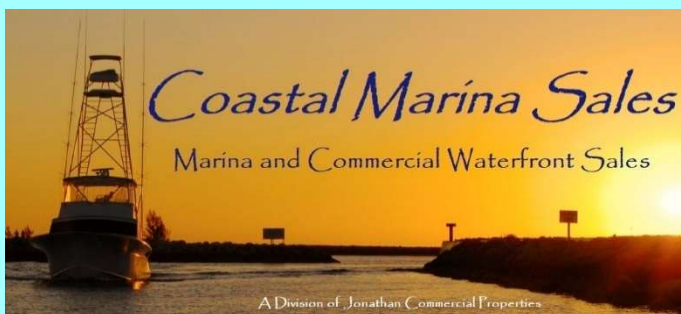


## Marina For Sale

### Features

- Yankee Point Marina, Lancaster, Virginia
- 6.66 acres with 101 wet slips on deep channel
- Successful marina and yard business with upside
- Over 12% cash on cash return for 2021
- Quiet setting, pool, snack-bar, waterfront lounge
- No County boat taxes, 22-year customer database
- Gas and diesel fuel in three 1,100-gallon tanks
- 40-ton 4WD lift and high ground yard for 180 boats
- Includes on-site cottage                      Call for price

### Location



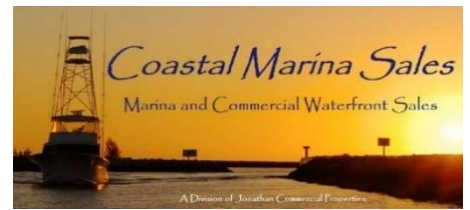
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# *Yankee Point Marina*



Successful, stable business operation with growth opportunities.

Over 12.5% cash on cash return based on 2021 projections and continuing to grow.

101 wet slips with 6.66 acres, quiet ambiance and secure location, 942 feet of waterfront on deep channel.

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

Lancaster County has no boat property taxes, a direct benefit to slip holders.

Extensive 22-year customer database for both the marina and boatyard.

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

Excellent on-site staff at both marina and service operations.

## **Marina**

On site cottage plus stand-alone full-service pool snack bar with commercial kitchen hood.

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

Food services for snack bar and lounge currently leased to third party operator.

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

Pool bathrooms plus separate large marina bathrooms.

Advantex engineered septic system with six tanks and filtration system.

Ship store with complete inventory, includes boatyard parts and supplies.

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

New digital fuel dispenser pump on order.

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

## **Boatyard Services**

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

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

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.

Hydraulic lift trailer, Caterpillar backhoe, F-250 truck, E350 box truck, boat stands, etc.

Over \$900,000 in operational assets.

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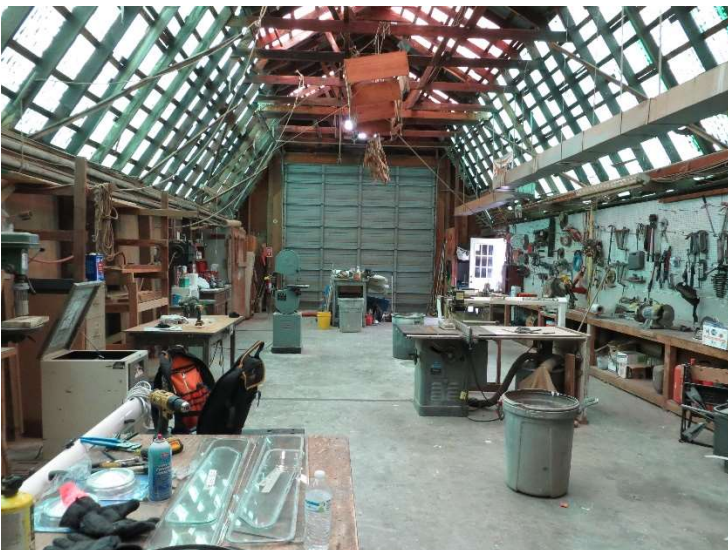
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