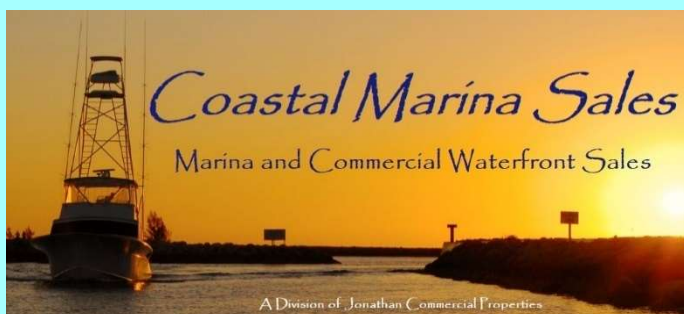


# Coastal Marina Sales

## Sailcraft Service Oriental, NC

Google Earth

- FOR SALE - Highly successful, operating boatyard with excellent cash flow
- Sailing Capital of North Carolina, mile marker 181 on the Atlantic ICW
- Approximately one acre total, with 240 feet of wharf and six-foot water depth
- Travel lift and boom lift for mast work. Sail, power, outboard & electrical work
- 12%+ cash on cash return, plus adjacent residential property for sale separately
- Please contact broker for pricing and financials



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Broker is Shimabito Properties 1340 N. Great Neck Road, Suite 1272-120 Virginia Beach, VA 23454

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# Coastal Marina Sales

## Strategic Location

Oriental, North Carolina is located along the Atlantic Intracoastal Waterway (ICW mile marker 181) on the Neuse River, just off the Pamlico Sound. It is a popular stop-over point for those traveling along the ICW.

By car, Oriental is just 35 minutes from New Bern , NC; 2.5 hours from Raleigh and Wilmington, NC and 3 hours from Hampton Roads, VA. This makes Oriental a central location to have captured the title of the Sailing Capital of North Carolina and according to SAIL Magazine one of “America’s 10 Greatest Places To Sail”.



## PROPERTY AND ASSETS DESCRIPTION

Sailcraft Service Boatyard 1218 Lupton Drive, Oriental, NC 28571

0.99 acres encompassing two parcels along the waterfront with a stabilized storage yard

1218 Lupton Drive: Parcel JO82-486 is 0.42 acres

1216 Lupton Drive: Parcel JO82-320-36 is 0.57 acres

Leased area includes covered shed and storage spots as marked in photo

Adjacent property, **for sale separately**, includes a house and +/- 125 feet of additional wharf

1214 Lupton Drive: Parcel JO82-320-35 is 0.5 acres

Building #1 – main shop building, steel on steel construction, 2,500 square feet

Includes paint booth

Building #2 – Office and shop, frame on block, office on second floor, 868 square feet

Metal shop on ground floor, 868 square feet

Building #3 – Wood shop, frame trailer, 600 square feet

Building #4 – Paint shed, frame on trailer, 450 square feet

Paint Tent – Metal frame wrapped in plastic sheeting, 1,000 square feet

Equipment - 35 MT Travel lift with crane extension, 2012

65-foot fixed aerial bucket lift for mast and rigging work

John Deer tractor, 2018

Dustless wet blaster

Miller welder (3)

Sul Air Compressor (2)

Vanish 3000 recycle system

Chevy Silverado pick up truck, 2005

Swage machines

Drill press (3), table saw, paint sprayers, hand tools

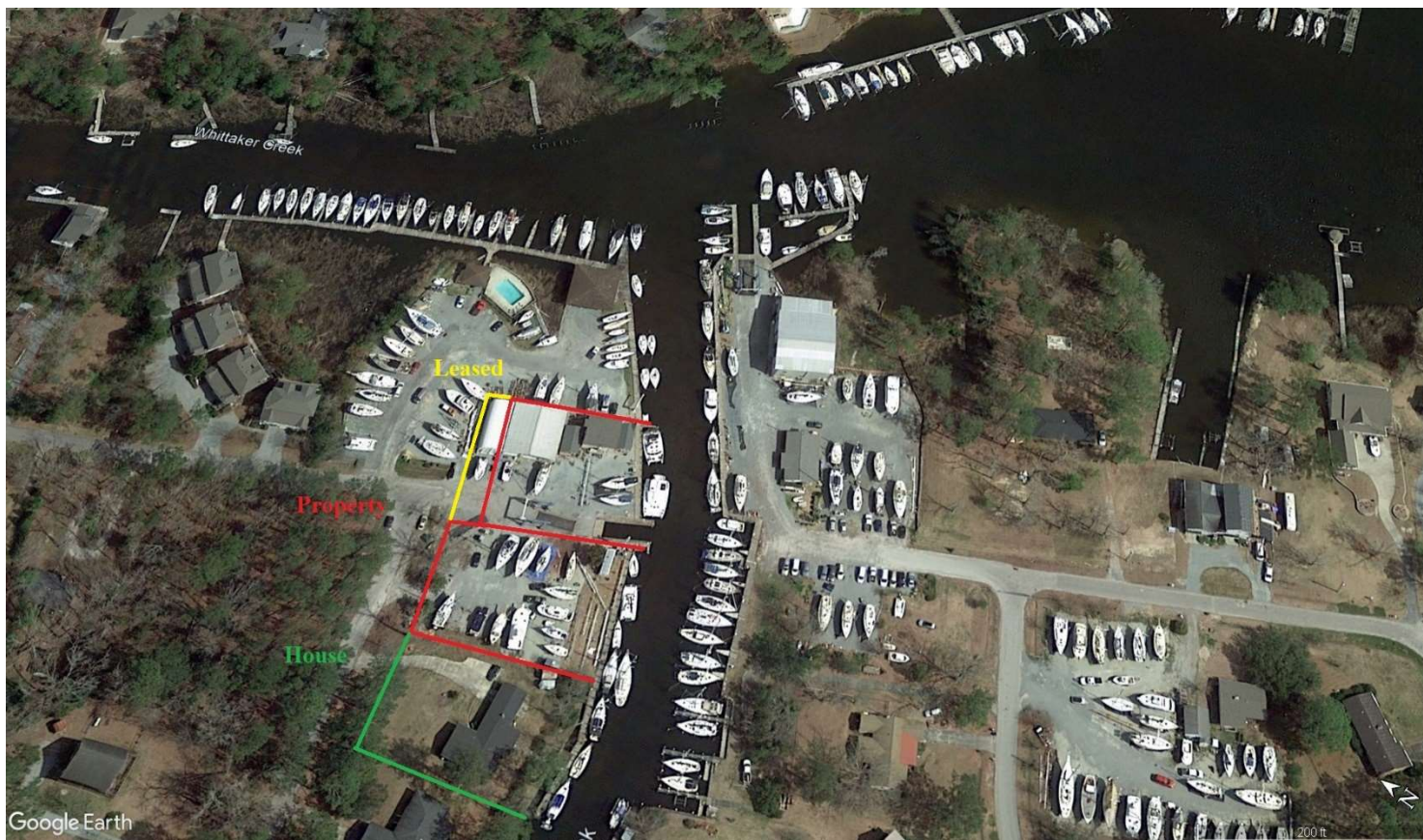
Jack stands (+/- 500)

Parts inventory for ongoing operations



# Coastal Marina Sales

## Property Map



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# Coastal Marina Sales

Sailcraft Service has been in business for over 30 years and the current owners have successfully run the operations for over 5 years.

High quality staff of eight has extensive experience:

Yard manager has 30 years of experience, plus fiberglass expert

Service manager is a parts wizard and talented mechanically

Experienced rigger, welder, outboard mechanic, fiberglass & electrical

Platinum level Mercury Dealer, supplies local military bases

Quantum Sail Loft Dealer

Ample spaces on the hard for storage and yard work

Diesel engine and generator work, designated yard area for rigging work

Concrete washdown area with recycle pump

Approximately 240 feet of wharf for tie ups. plus lift slip

Approximately six feet water depth at mean low water

Laundry and bathrooms located below office used by adjacent marina



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