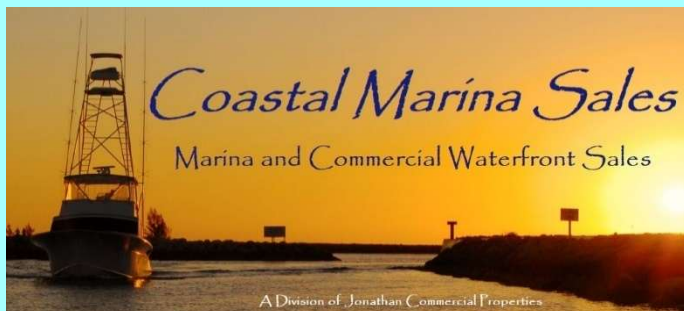


Coastal Marina Sales

Smith Point Marina



- Waterfront Home – 4,100 SF, 5-bedrooms on 1 acre point with river views
- Includes 99 wet slip, operating and income producing marina on 2.1 acres
- Ideal combination for the perfect lifestyle
- Halfway between Annapolis and Norfolk, less than 2 hours from Richmond
- Minutes from Chesapeake Bay for Virginia and Maryland fishing seasons
- Please contact broker for pricing and more details



Jonathan Guion, SIOR

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757.620.2932

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NC License #355369

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

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The enclosed materials have been prepared to provide only a summary to facilitate a prospective buyer's own due diligence, for which they shall be solely responsible. The material contained herein is based on information and sources deemed to be reliable, but Broker and Seller cannot and will not make any investigation, and make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the property from being marketed for sale at any time and for any reason. Seller and Broker each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This material is subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Broker; (c) the recipient shall make no attempt to visit the Property and/or grounds without the prior written approval of Seller or Broker; and (d) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient to Broker.

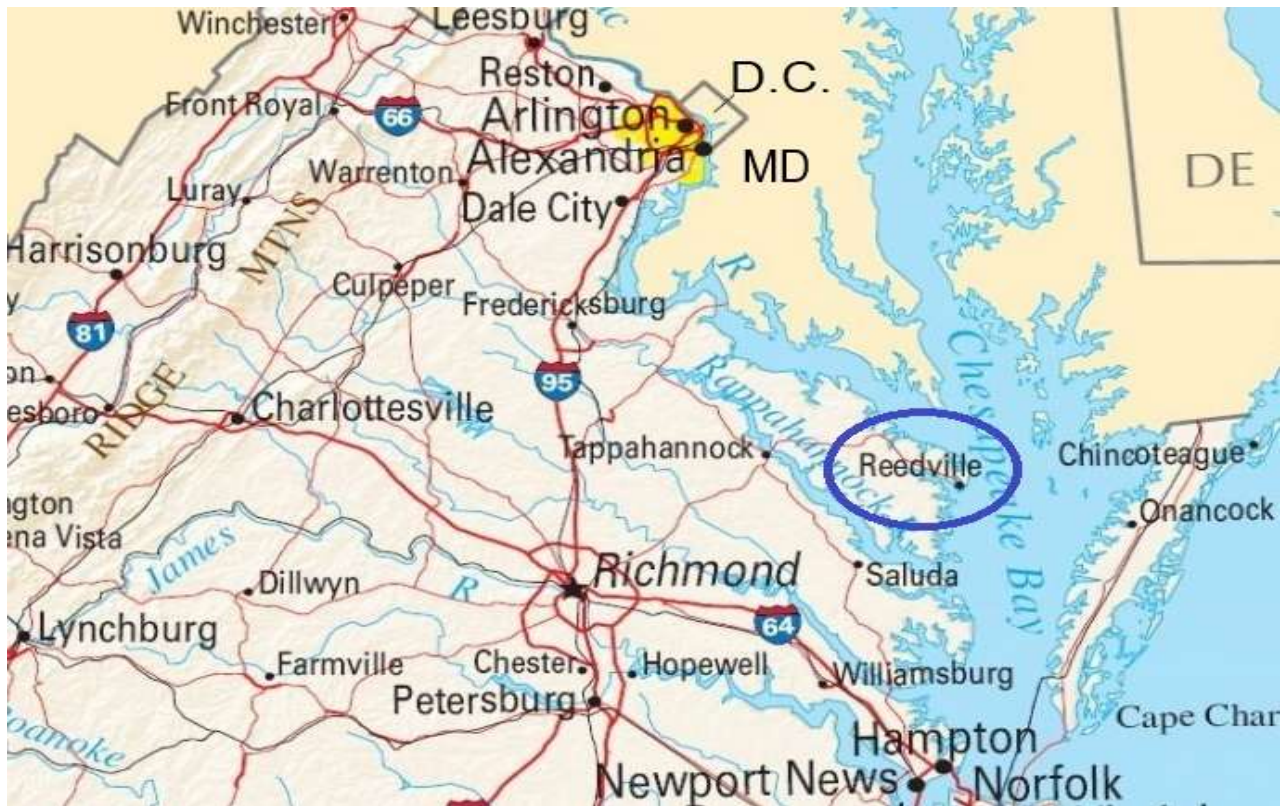
Property showings are by appointment only. Contact the Broker, do not call the property or any representative of the property, as many times the ownership has not previously told the staff that the property is being marketed.

Coastal Marina Sales

Strategic Central Location

Smith Point Marina in Reedville Virginia is located halfway between Norfolk and Annapolis, and less than a two-hour drive from Fredericksburg and Richmond. Charming towns of Reedville, Kilmarnock and Irvington are a short drive away. Smith Point Marina is inside the protected Little Wicomico River with direct access to the Chesapeake Bay for the full range of boating activities.

Being located just minutes from the Maryland border allows for being able to fish both the Virginia and Maryland seasons.



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Coastal Marina Sales

PROPERTY AND ASSETS DESCRIPTION

Smith Point Marina 989 Smith Point Road Reedville VA 22539

Home includes five bedrooms, 3 full and 2 half bathrooms, multiple balconies, garage and a solar heated pool. Loaded with features including 270-degree views with sunsets, full house 20 KW diesel generator, energy efficient solar and geo-thermal heat, oversize pantry/ laundry room, deep fresh water well, screened in porch, bunk room and much more.



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PROPERTY AND ASSETS DESCRIPTION

Smith Point Marina 989 Smith Point Road Reedville VA 22539

Marina includes 99 wet slips with 42 covered slips, boat ramp, 12-ton travel lift, 3.5-ton forklift, 3,000 square foot shop, 1,540 square foot bathhouse and laundromat, 1,470 square foot office with second floor apartment, gas and diesel fuel system (owned by the distributor), three septic systems, over 1,600 amp of power, EV charging station, fully equipped shop, DEQ approved boat wash station, and a long list of other equipment. Marina is a Certified Clean Marina and includes a floating marina store, 5 RV/camper sites and land storage for 50 boats. All bulkheads were replaced with 50-year PVC sheets between 2009 and 2022.



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Property Overview



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