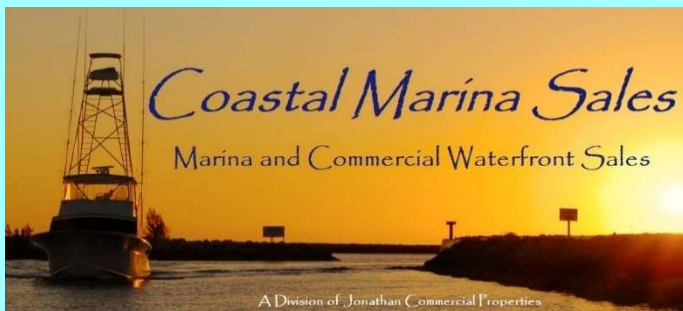


*Coastal Marina Sales*

Smith Point Marina



- Waterfront Home – 4,100 SF, 5-bedrooms on 1 acre point with river views
- Includes 88 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

JG.CoastalMarinaSales@gmail.com

757.620.2932

[www.CoastalMarinaSales.com](http://www.CoastalMarinaSales.com)

NC License #355369

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

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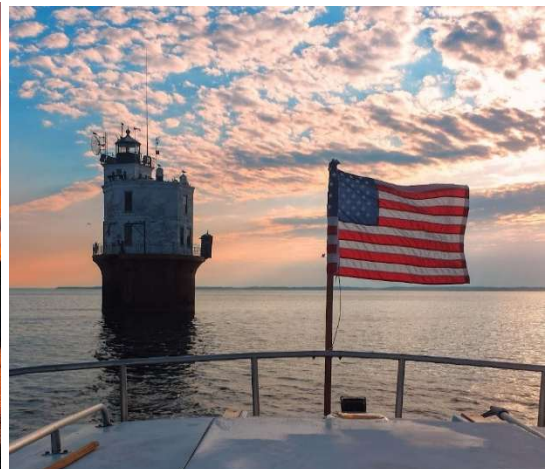
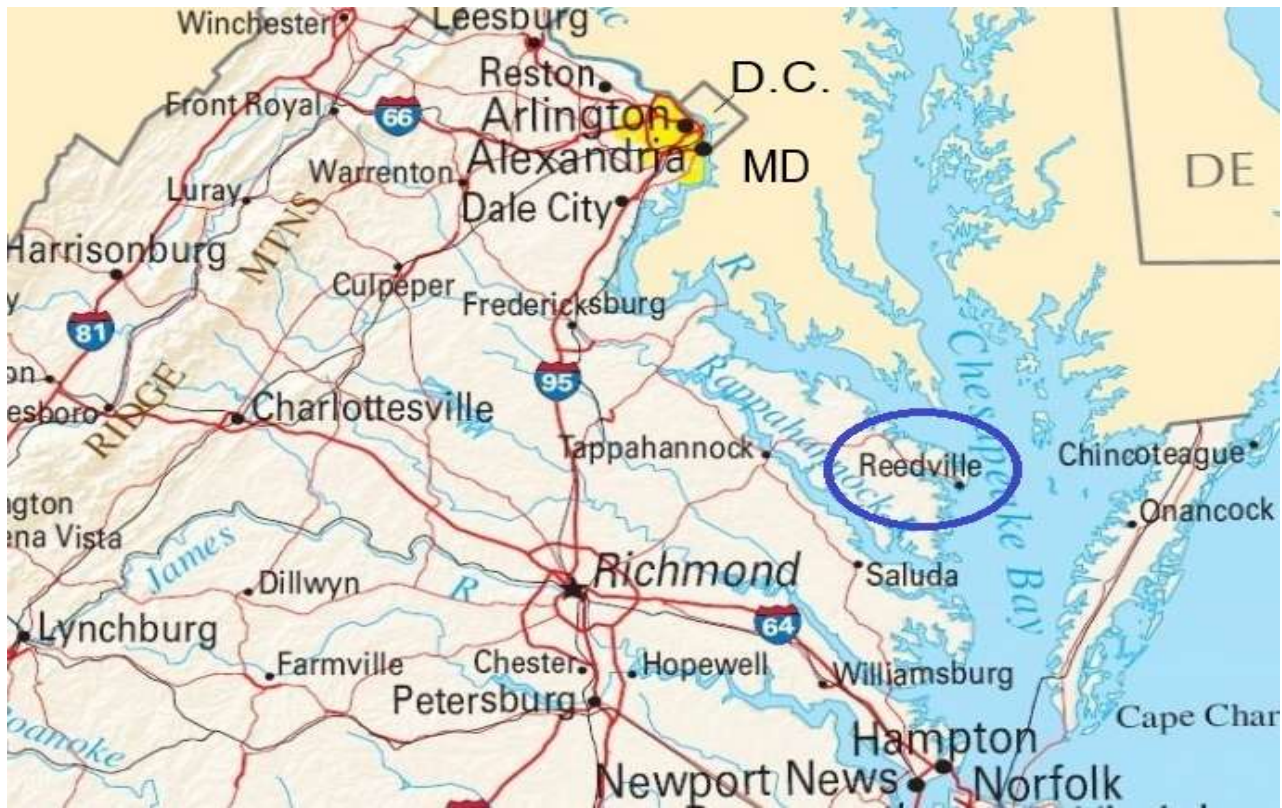
**Property showings are by appointment only. Contact the Broker,** do not call the property or any representative of the property, as many times the ownership has not previously told the staff that the property is being marketed.

# 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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757.620.2932 [JG.CoastalMarinaSales@gmail.com](mailto:JG.CoastalMarinaSales@gmail.com) CoastalMarinaSales.com

# 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, oversized pantry/ laundry room, deep fresh water well, screened in porch, bunk room and much more.



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# Coastal Marina Sales

## PROPERTY AND ASSETS DESCRIPTION

Smith Point Marina 989 Smith Point Road Reedville VA 22539

Marina includes 88 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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# Coastal Marina Sales

## Property Overview



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