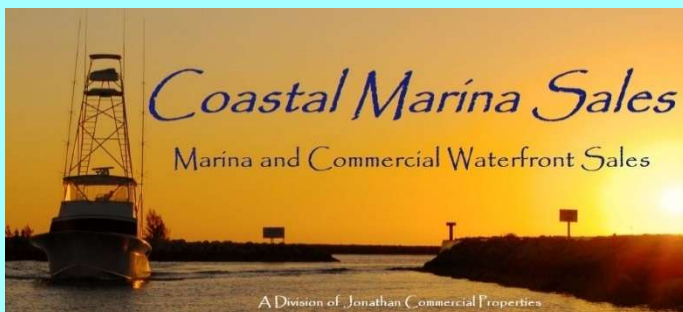


Coastal Marina Sales

Mills Marina



- FOR SALE – Neighborhood marina located in Seaford, VA on 1.16 total acres
- 58 wet slips on two main piers includes six boat lifts, fuel and a boat ramp
- Marina, bait store, office & shop building, plus second floor apartment
- Nestled between the York and Poquoson Rivers, sheltered by Goodwin Island
- Operating business, please contact broker for pricing and financials



Jonathan Guion, SIOR
JG.CoastalMarinaSales@gmail.com

757.620.2932
www.CoastalMarinaSales.com

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

DISCLAIMER AND CONFIDENTIALITY AGREEMENT

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 Location

Located on Back Creek in Seaford Virginia, minutes from Hampton, Newport News and Williamsburg. The marina is nestled between the mouths of the York and Poquoson Rivers and sheltered by Goodwin Island. Mills Marina has easy access to Mobjack Bay, Back River and the Chesapeake Bay. This popular fishing marina is located just ¼ mile from the Chesapeake Bay and only 21 miles from the Bay Bridge Tunnel. Easy access to ample fishing grounds.



Coastal Marina Sales 1340 N. Great Neck Road, Suite 1272-120, Virginia Beach, VA 23454

757.620.2932 JG.CoastalMarinaSales@gmail.com CoastalMarinaSales.com

Coastal Marina Sales

PROPERTY AND ASSETS DESCRIPTION

Mills Marina 1742 Back Creek Rd Seaford, VA 23696

Two parcels totaling 1.16 acres along Back Creek in Seaford, VA, improved with a full-service, income producing marina and supporting buildings,

Marina – 58 wet slips across two main piers with approximately 6 foot mean low water depth
Includes boat ramp and boat lifts – six in place, four paid for by tenants (rent-free through 2027 and 2028)

Buildings – 4,900 SF Total

Marina store, bait and office – 2,260 SF

Second-floor apartment – 1,200 SF

Shop building – 1,440 SF

Fuel Service – Gas and diesel with two 2,000-gallon tanks

Land Area – 0.75-acre main site with an additional 0.41-acre parcel for storage or future development

Equipment & Inventory – Includes hydraulic trailer, tractor, and on-site inventory for continued operations



Coastal Marina Sales 1340 N. Great Neck Road, Suite 1272-120, Virginia Beach, VA 23454

757.620.2932 JG.CoastalMarinaSales@gmail.com CoastalMarinaSales.com

Coastal Marina Sales

Property Overview

Mills Marina

1742 Back Creek Rd Seaford, VA 23696



Coastal Marina Sales 1340 N. Great Neck Road, Suite 1272-120, Virginia Beach, VA 23454

757.620.2932 JG.CoastalMarinaSales@gmail.com CoastalMarinaSales.com