

# INVESTMENT OPPORTUNITY: COLONIAL BEACH YACHT CENTER

Located on the Potomac River | 1787 Castlewood Dr, Colonial Beach, VA 22443



**FOR SALE: \$3,200,000**

**±8.2 ACRE FULL-SERVICE MARINA | FUTURE EXPANSION OPPORTUNITIES!**



**COLDWELL BANKER  
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**OFFERING MEMORANDUM**

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**COLONIAL BEACH YACHT CENTER**  
1787 Castlewood Dr, Colonial Beach, VA 22443

# Over 10 streams of income and many more options to expand!

Income Streams include: long term dockage, transient dockage, dry dock/storage fuel sales, marina supplies, boat maintenance/repairs, boat ramp, boat brokerage, pump out services, restaurant lease, & dry camping.



## OFFERING SUMMARY

Total Building Size	7,500 SF
Lot Size	8.02 Acres
Permitted Slips	166 Wet, 34 Dry
Linear Feet of Dockage	2,400' (Expandable)
Zoning	C-1
APN	3A1-2-A1
Sale Price	\$3,200,000
<b>Financials Available Upon Request</b>	

Coldwell Banker Commercial Elite is thrilled to present our exclusive listing of the Colonial Beach Yacht Center (CBYC). For over 35 years, the CBYC has been proudly owned and operated by the same family, presenting a rare and exceptional opportunity to acquire a well-established and highly regarded marina. This prime property spans over 8.2 acres in Colonial Beach, Virginia, perfectly positioned at the entrance to Monroe Bay from the Potomac River. This well-protected, year-round marina has multiple streams of income and boasts:

- 140 slips ranging from 25' to 65' in length, accommodating for vessels up to 150'
- 36 covered slips, including 4 lifts
- 5 additional uncovered slips also equipped with lifts

CBYC has the option to develop a 34-slip outdoor rack storage facility, complementing a significant expansion of the wet slips. Additionally, a boutique hotel is part of the ownership's long-term planning and growth strategy. The CBYC is zoned Commercial General C-1 and benefits from connections to the municipal water and sewer systems.

## LOCATION OVERVIEW

CBYC is strategically located on the Potomac River within the historic Northern Neck of Virginia. Colonial Beach, Virginia, renowned as one of the most picturesque beach towns along the Potomac, offers exceptional access both by boat and car. Situated just 65 miles from both Washington, D.C., and Richmond, VA, and only 35 nautical miles from the Chesapeake Bay, CBYC lies at the southern tip of the peninsula in Colonial Beach. This marina provides a year-round, well-protected, deep-water harbor for boaters and beautiful sandy beaches, enhancing its appeal as a premier destination. This location makes CBYC an ideal property for a marina, boatyard, waterfront restaurant, and any future expansion endeavors.





## MARINA AMENITIES, SERVICES & REVENUE

CBYC is a year-round, family-owned marina in Colonial Beach, Virginia, overlooking the historic Potomac River and Monroe Bay. Known for its protected harbor, deep water, easy access, and stunning sunrises and sunsets, it accommodates vessels from 18 to 150 feet. As the last deep-water port before Washington D.C. on the Potomac, CBYC combines natural beauty with extensive marina services, making it a key stop for boaters heading to Washington, D.C.

### AMENITIES & SERVICES INCLUDE:

- **Dockage:** Up to 200 slips (166 wet, 34 dry) with covered, open, fixed, or floating options, powered by six 100/250 KVA transformers, and equipped with dual 30/50-amp hookups, municipal water, phone, cable and Wi-Fi available throughout the slips.
- **Transient Dockage:** Safe harbor with an 8-foot deep channel, accommodating vessels up to 150 feet with upgraded electrical services in a popular destination town.
- **Restaurant:** The Dockside Restaurant & Tiki Bar, seating 200, offers casual dining with live weekend entertainment.
- **Marina Office:** Provides boating supplies and is near various local shops for additional provisions.
- **Boat Maintenance:** Adjacent boatyard with a 30-ton travel lift, offering comprehensive repair and detailing services.
- **Fuel Dock:** 65-foot dock with an 8-foot draft, serving non ethanol gasoline and diesel from above ground tanks, with plans for expansion.
- **Boat Brokerage:** Established services for yacht sales, including storage, showcasing, and full documentation support.
- **Renovation:** Renovated with high-quality, durable materials, including composite docks and galvanized steel trusses for covered slips with non-flammable roofing. These upgrades withstand 3-foot snow loads and 80-MPH winds, while the electrical system is compliant and has double the current capacity.
- **Utilities:** Receives electrical power from Dominion Power via two 3-phase 480V and one single-phase 440V service, supporting future expansion. The main building uses propane for heating, hot water, and cooking. Water comes from a 3-inch municipal main or an on-site well, with sanitation via a municipal sewer system including lift stations at the main building and loading dock for vessel septic needs.
- **Parking:** The parking lot combines compacted gravel and asphalt, providing ample space for current marine and restaurant traffic, with room for future expansion
- **Channel and Water Depth:** CBYC, the last deep-water port on the Potomac before Washington DC, sits on a USACE-maintained 8-foot deep channel at Monroe Creek's mouth, offering safe, deep-water docking and fueling.

# FUTURE EXPANSION OPPORTUNITIES

The Colonial Beach Yacht Center has significant opportunities for expansion, particularly through increasing the number of docking slips, adding an outdoor rack s storage system, and potentially developing a boutique hotel. The existing infrastructure supports these expansions with adequate utilities and parking, by way of upzoning to Maritime Commercial. These opportunities could enhance the marina's capacity, attractiveness, and revenue potential, making it a lucrative proposition for potential investors or buyers interested in expanding marina operations or diversifying into related hospitality ventures.

Other expansion concepts include a 200 seat restaurant with an additional 100 seat meeting dining room, swimming pool, state-of-the-art high volume fuel dock, self retaining and recycling vessel wash down pad or a 5,000 square foot building for office, bathhouse and retail space.

## Dock Expansion

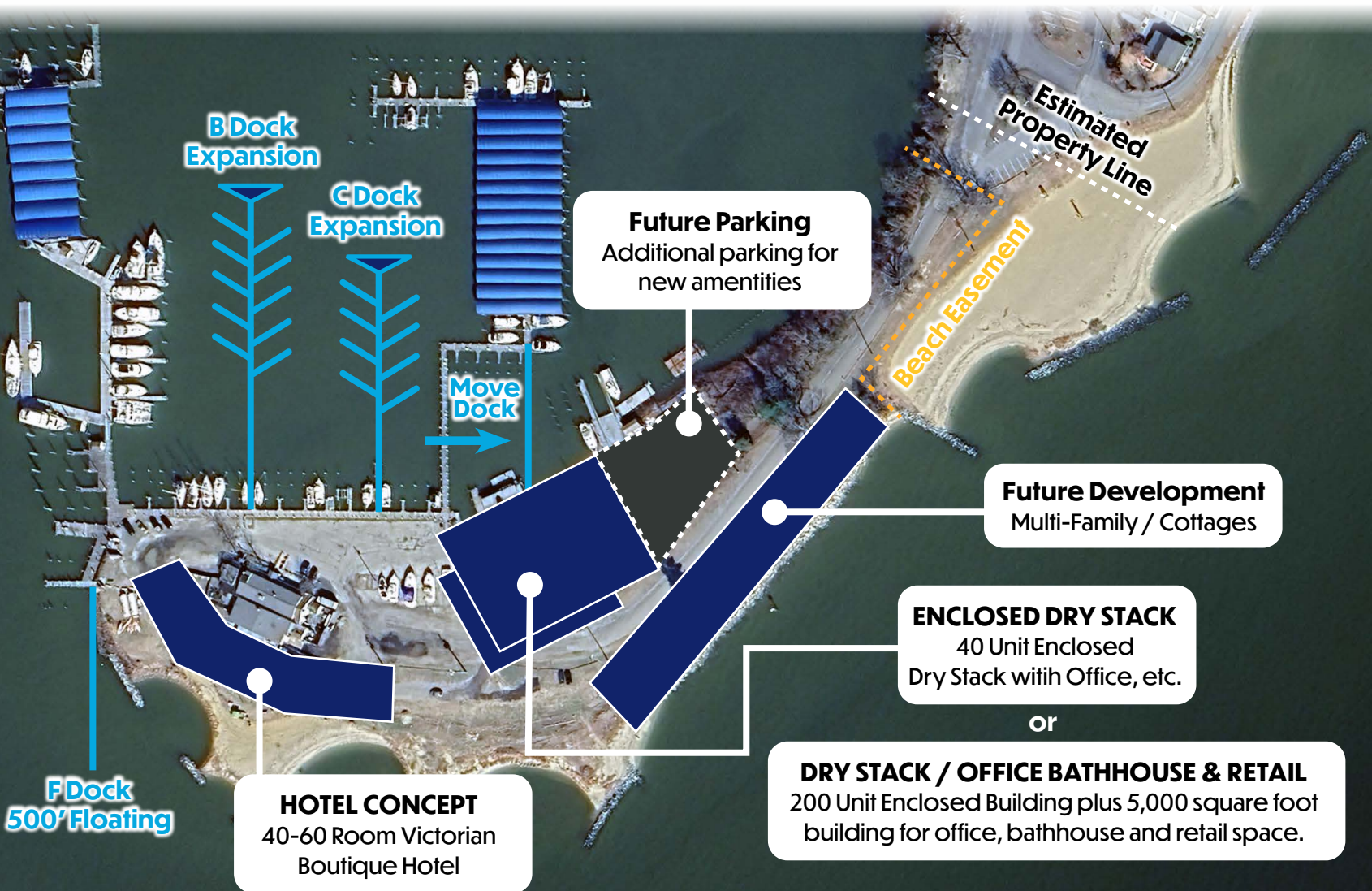
**A Dock:**  
Cover the 11 existing 65' fixed dock slips.

**B Dock:**  
Twenty 55 foot covered floating dock slips with a 10' wide main walkway and 4' finger piers.

**C Dock:**  
Twenty 45 foot covered floating dock slips with a 10' wide main walkway and 4' finger piers.

**F Dock:**  
500 foot floating dock parallel to the Federal channel with 8 foot draft at the dock.

**Dry Stack:**  
40 racks to store vessels up to 35 feet with temporary docking pier at the dock.





## BOUTIQUE HOTEL

A 40 to 60 room Victorian-style boutique hotel at the Colonial Beach Yacht Center would blend historical charm with modern luxury, featuring ornate architecture, detailed interiors, and personalized service. The hotel would integrate seamlessly with the marina's amenities, providing guests easy access to dining, beaches, and local attractions.



## DRY STACK, RETAIL & OFFICE

Transformation of the current 40-unit dry stack into a more substantial 200-unit enclosed building to increase storage capacity for boats. Alongside this, an additional 5,000 square feet dedicated to office, bathhouse, and retail space, providing comprehensive services for both marina users and hotel guests.

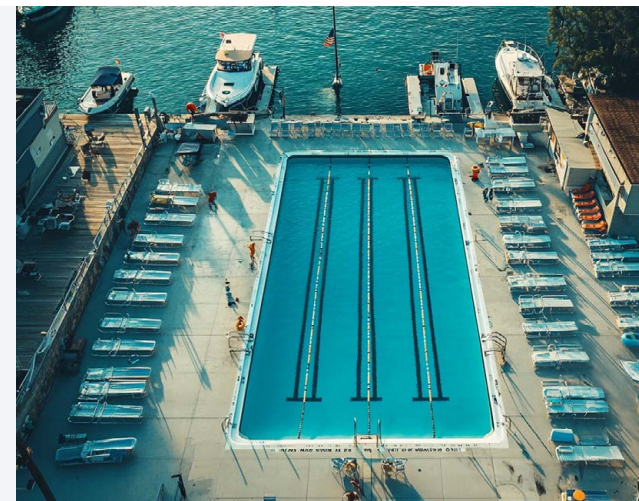


## RESTAURANT & MEETING ROOM

Development of a 200-seat restaurant with an additional 100-seat meeting and dining room, perfect for hosting events, conferences, or private gatherings.

## OTHER EXPANSION CONCEPTS

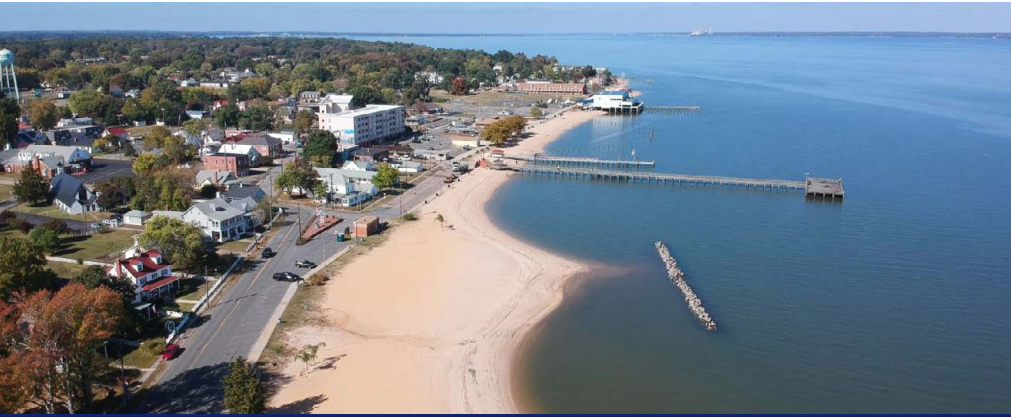
- Swimming Pool
- State-of-the-art high volume fuel dock
- Self retaining and recycling vessel wash down pad



# MARINA PROPERTY STRUCTURE & SIZE

Description		Length	Width	Stories	Total Sq Footage
Bathhouse	Frame w/concrete floor 30 x 40 Built 1969 remodeled 2007	30	40	1	1,200.00
	Machinery, plant & stock				
Old Ship Store	Frame _ 60 x 40, built 2012	60	40	1	2,400.00
Marine Lift Work Shop	Frame, 12 x 14, built in 2001	12	14	1	168
Marine Workshop	Frame, 65 x 60, built 1960	53	75	1	3,975.00
Fuel Dock	2 Dispensers & double two 3,000 gal tanks 2007				
Fuel Dock	2000 65x8 frame & piling fuel dock				7,743.00
Travel Lift Piers	Frame and Pilings with steel I Beam runners (2) 10 x 45, built 2002				
Oyster Dock	1995 14x75 frame & piling oyster dock				
A Dock Part 1 Uncovered	2006 "A" Docks & Pilings	154	12		1,848.00
A Dock Part 2 Floating	2006 "A" Floating	564	12		6,768.00
A Dock Part 3 Covered	2006 "A" Docks & Pilings 8 Covered slips 2007	176	8		1,408.00
A Dock Part 3 Uncovered	2006 "A" Docks & Pilings	327	8		2,616.00
	2003 "D" Dock covered roof				
D Dock with 28 Covered	2002 "D" Dock frame & piling	827	16		13,232.00
E Dock Uncovered	2000 "E" Dock Frame & Piling dock & bulkhead	350	16		5,600.00
<b>TOTAL MARINA</b>					<b>28,393.00</b>
Dockside Restaurant	Frame & Piling	95	36		3,420.00
	Porch	67	28		1,876.00
	Second Level	70	28		1,960.00
<b>TOTAL RESTAURANT</b>					<b>7,256.00</b>

# MARKET & LOCATION HIGHLIGHTS



## LOCAL ATTRACTIONS

- **Colonial Beach Municipal Beach** - Virginia's second-largest beach offering swimming, sunbathing, and a scenic boardwalk.
- **Colonial Beach Pier** - A historic pier perfect for fishing, strolling, and enjoying picturesque Potomac River sunsets.
- **Entertainment** - A variety of waterfront venues offer dining, live music, off-track betting, and special events.
- **Colonial Beach Museum** - A small museum with exhibits on local history, including the Oyster Wars.
- **Ingleside Vinyards** - Offers award winning wine tasting in a unique setting.
- **Dockside Restaurant & Blue Heron Pub (onsite)** - Enjoy fine dining with a casual atmosphere, live music, and riverfront views.
- **Historic Sites** - Explore George Washington's Birthplace, James Monroe's Birthplace, and the Lee family plantation at Stratford Hall.



## COLONIAL BEACH OVERVIEW

Colonial Beach, Virginia, nestled in the scenic Northern Neck region along the Potomac River, is a picturesque town that epitomizes the charm of a classic coastal community. Known for its expansive shoreline and tranquil waters, this location is a boater's paradise, boasting some of the most beautiful sunsets and calm waters on the East Coast. The town is uniquely positioned at the confluence of the Potomac River and Monroe Bay, providing excellent access for both recreational and transient boaters.

Colonial Beach's cultural attractions include historical sites like the birthplace of President George Washington at Wakefield, the Lee family home at Stratford Hall, and the local museum, offering a dive into America's historical narrative. For leisure, there are wineries, breweries, farmers' markets, and state parks nearby, providing endless opportunities for outdoor activities.

### Free Trolley Rides

The Colonial Beach Trolley, known as "The Osprey Express," offers free rides from Memorial Day through Labor Day, operating on Saturdays, Sundays, and holiday Mondays from 11:00 AM to 7:00 PM. It provides about 20 stops around town, allowing visitors to explore attractions without the need for a car. Colonial Beach Yacht Center is stop number 3 on the Trolley allowing access to town for free.





# PROPERTY PHOTOS



# PROPERTY PHOTOS





**FOR MORE INFORMATION:**



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