

FOR SALE

Seafood Processing Facility and Retail Market

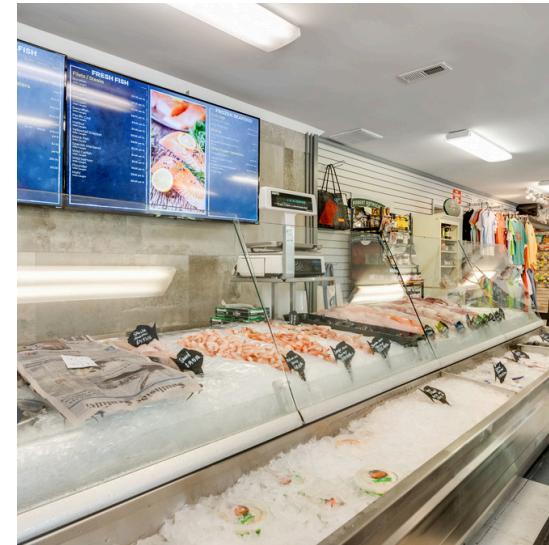
CONTACT

Ben Woodard | Associate Broker
804.337.6989
Ben@BuyandSellWithBen.com

 **COLDWELL BANKER | AVENUES**



J&W SEAFOOD
16552 GENERAL PULLER HWY
DELTAVILLE, VA 23043
WWW.JANDWSEAFOOD.COM



ABOUT THE BRAND

Proudly rooted in Deltaville since 1982, this property, currently J&W Seafood, is a celebrated epicenter of Chesapeake Bay flavor, offering fresh blue crabs, soft-shell crabs, oysters, and gourmet market delights. Their operation seamlessly blends a retail storefront with full-scale seafood processing, e-commerce, and a tackle shop to serve both locals and visitors with the freshest seafood and fishing essentials. With a reputation built on quality, culinary diversity, and community, J&W® is a cherished destination for seafood enthusiasts across Central Virginia and beyond.

Located in the heart of Virginia's rich Chesapeake Bay seafood region, this rare opportunity offers not only the equipment and facilities but also a trusted brand and built-in demand.

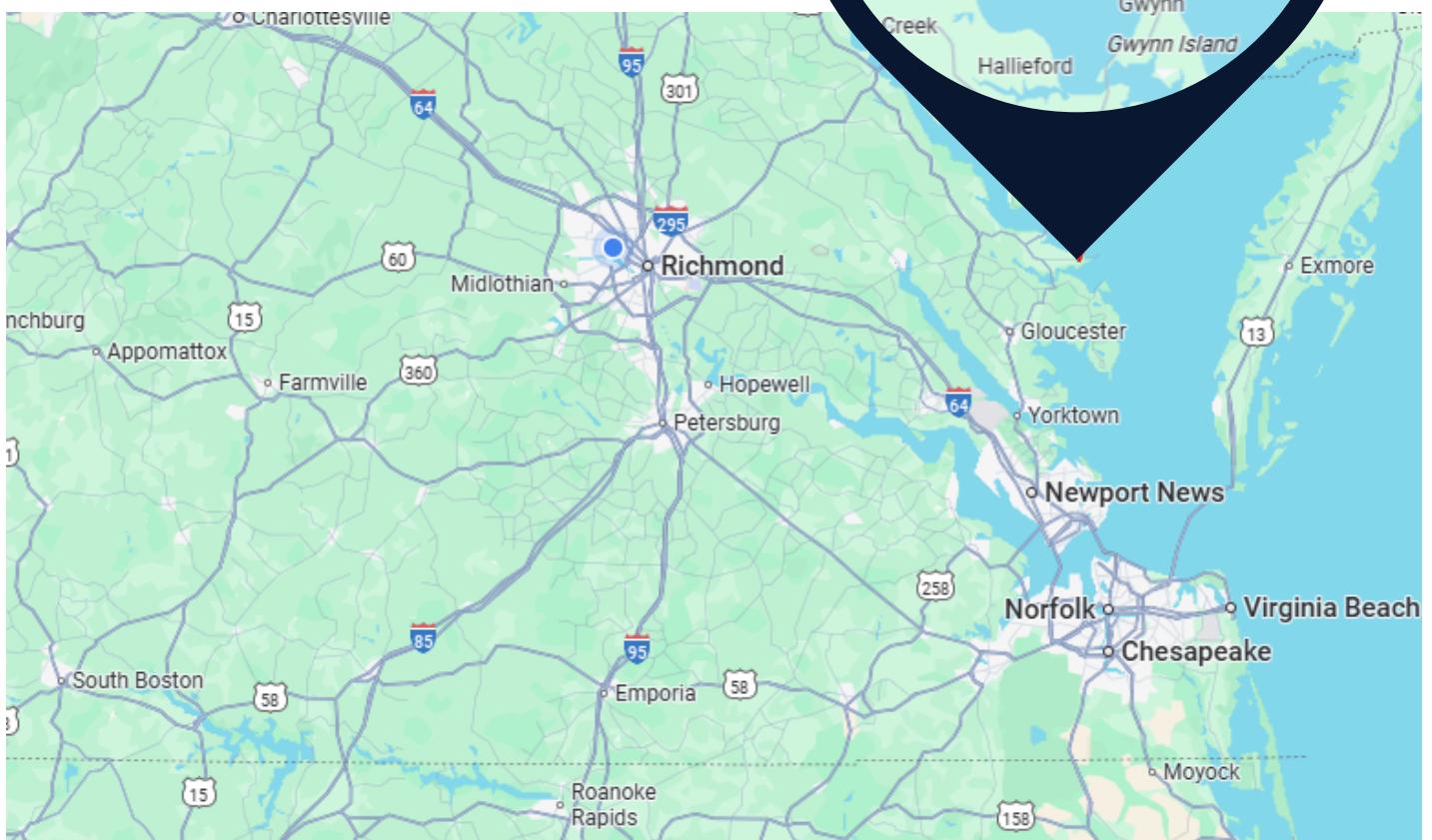
PROPERTY OVERVIEW

- **3.58 Acres**
- Fully functioning seafood processing facility
- Retail Space, office space, walk-in coolers/freezers, storage rooms
- Multiple outbuildings & operational infrastructure
- Ample parking for staff and visitors
- Potential for expanded operations or redevelopment



LOCATION & LOGISTICS

- Situated in Deltaville, on the banks of the Chesapeake Bay
- Proximity to major Mid-Atlantic markets and direct access to water for efficient seafood transport
- Serves both local and regional customers, with potential to further expand online and wholesale networks



Highways	SR 33 (General Puller Hwy) connects Deltaville to Richmond, West Point, and the region. Numerous county roads branch off for local access.
Major Bodies of Water	Rappahannock River (N), Piankatank River (S), Chesapeake Bay (E)
Nearby Harbors/Creeks	Fishing Bay, Jackson Creek, Broad Creek, multiple marinas and public docks
Water Access Highlights	Marinas and boat services abound; public docks on Jackson & Broad Creeks; excellent boating, fishing, and recreational opportunities

OPERATIONS & CAPABILITIES OVERVIEW

Gourmet Retail Market

Fresh seafood, dips, salads, craft beers, fine wines

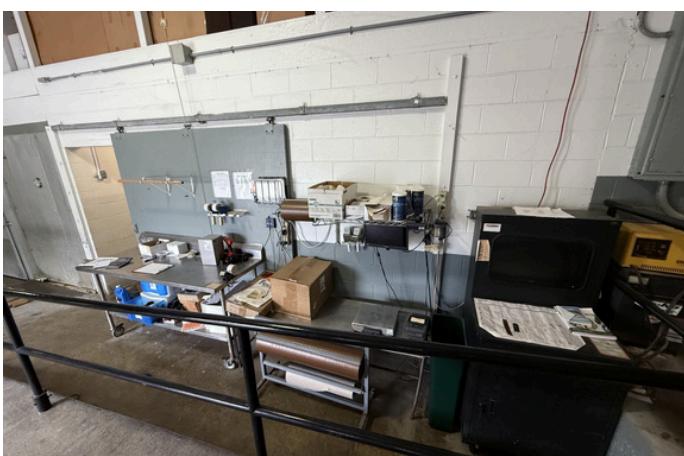


The retail location draws locals and tourists alike, serving up fresh seafood favorites and full tackle shop services for anglers heading out on the Chesapeake.



Processing Plant

- Crab picking, oyster shucking, soft-shell production
- Easily adaptable for a variety of operations



E-Commerce Distribution Center

- Location for seamless online orders and deliveries

DETAILED PROPERTY DESCRIPTION

- Facility Previously Held GFSI (Global Food Safety Initiative) Certification
- Forklift-Friendly – Entire facility designed for efficient material handling
- Technology Ready – Fully wired for computers, ADT security system installed

Retail & Office Space

Main Retail Area

- 19' x 65' with 9' x 15' nook
- 1,370 sq ft total retail space

Back Office/Conference Room Area

- 32.4' x 18.6' (465 sq ft.)

Additional Office

- 7'10" x 8'8"

Processing & Production Areas

Pasteurization Room

- 27' x 34.5' x 14'
- Chill tank included
- Hand sanitation station
- Overhead power & water

Processing & Loading Area

- Ice maker: 2-ton/day capacity
- Infrared propane heat system
- Crab steamer & boiler
- Loading Area
 - 3 trailer-height doors (2 manual, 1 electric)
 - 2 truck-height doors
 - Floor drains
- Shipping Station
 - Designed for internet sales

Freezer Room

- 32' x 22.5' x 11.5'

Cooling Room

- 32' x 28'

Wholesale/Production Office

- 11.5' x 11'

Soft Crab Shedding Tank Room

- Room: 18.5' x 33'
- 18 Tanks
- Additional Processing Area
- Refrigerated room: 11' x 6.8'
- Freezer: 14.1' x 15'

Upper Storage Area

- 32' x 19'

Oyster Shucking/Crab Picking Room

- 14' x 10.5'
- 8 stations
- Includes shell stock cooler

Packing Room (Oysters & Crabs)

- 14.3' x 23.4'
- Finished product cooler (with ice maker): 14' x 5.5'

Commercial Kitchen

- 18' x 22'
- Hood system
- Crab cookers – boiler-fed steamers
- Cooler: 9' x 13' | Freezer: 13' x 7'

FLOOR PLAN & ROOM DIMENSIONS

**Please zoom in for details on each room

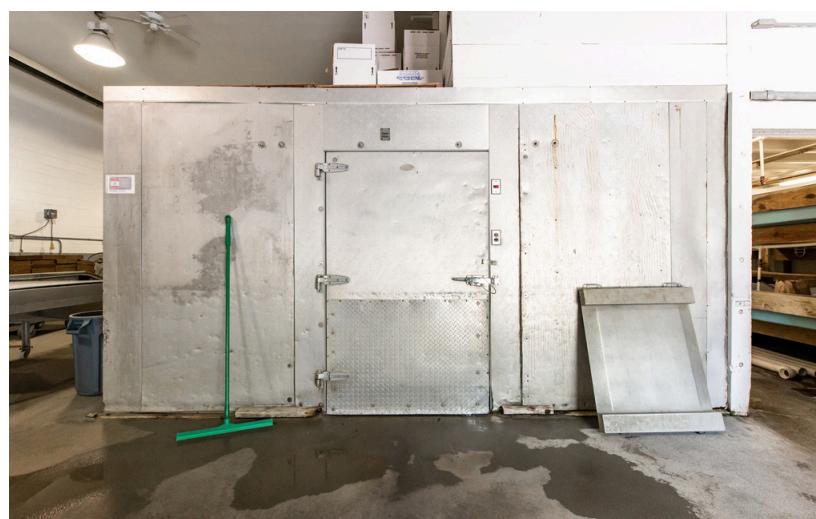
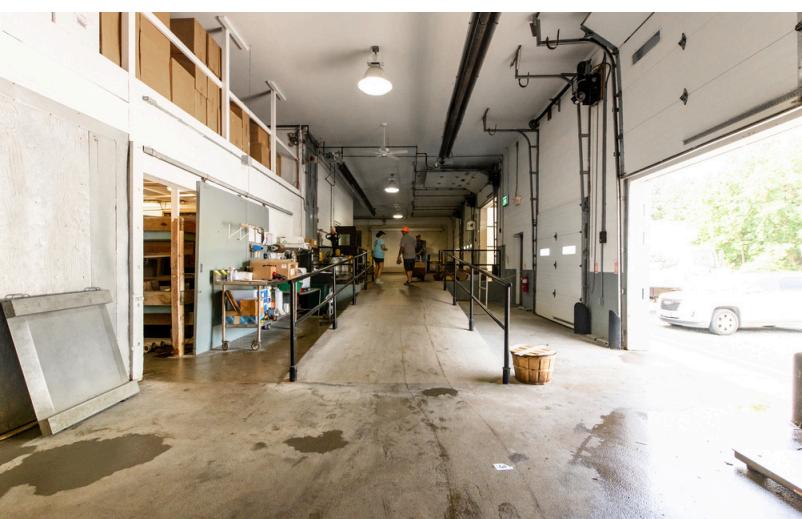


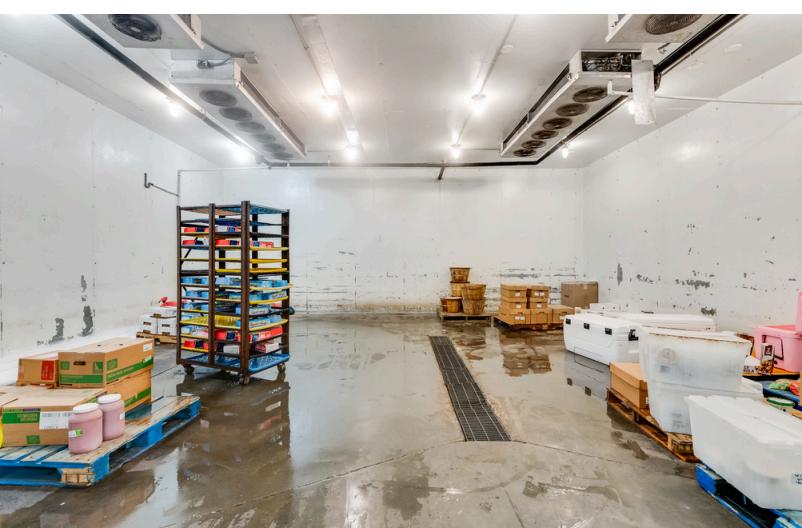
TOTAL: 8594 sq. ft

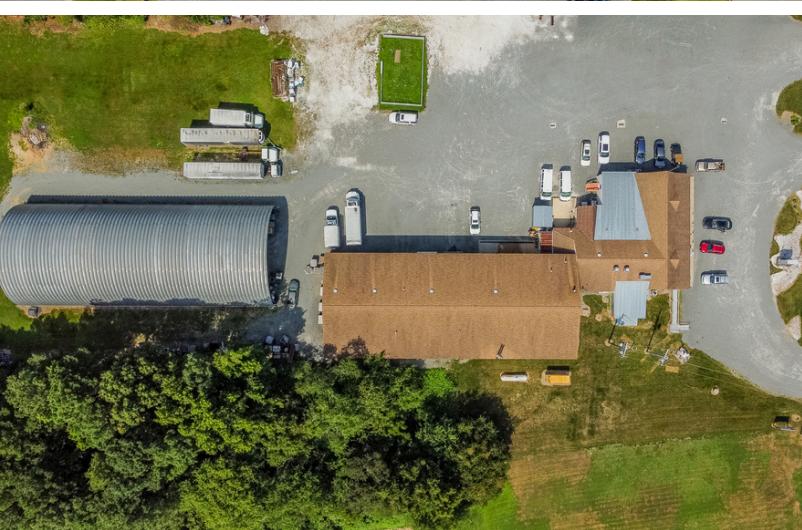
FLOOR 1: 8594 sq. ft

EXCLUDED AREAS: COVERED DECK: 101 sq. ft, PORCH: 396 sq. ft, COOLER: 1230 sq. ft, STORAGE: 43 sq. ft, SHEDDING ROOM: 694 sq. ft, FREEZER: 349 sq. ft, ICE MACHINE: 91 sq. ft, MATERIAL HANDLING: 794 sq. ft, WALLS: 323 sq. ft











Don't miss this rare opportunity to own a fully equipped, turnkey seafood facility in prime Deltaville. With retail, processing, packing, and storage areas ready for immediate operation, plus convenient access to highways and waterways, this property is ideal for seafood entrepreneurs, investors, or established operators looking to expand. Take the next step and make this exceptional facility yours today.



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