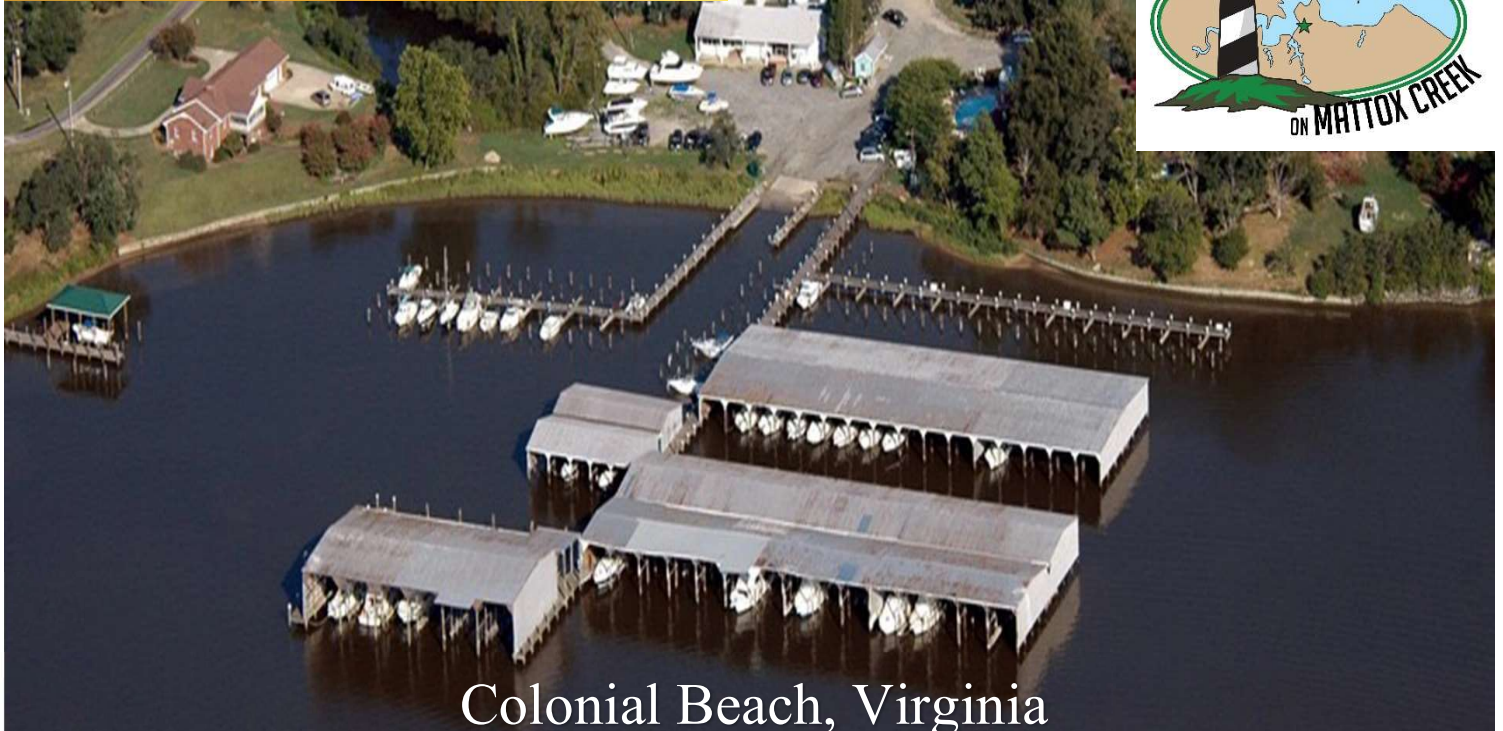
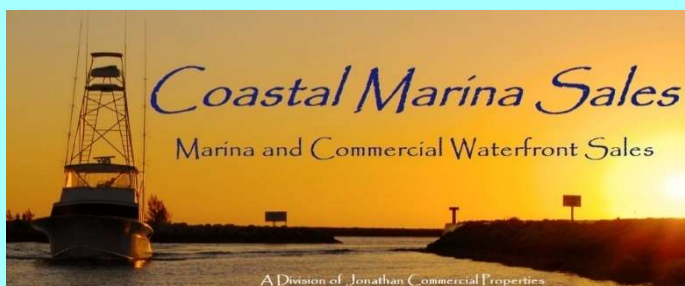


Coastal Marina Sales



Colonial Beach, Virginia

- Marina with 144 wet slips, 84 covered slips, 60 open slips, and a boat ramp
- Marina property is 6.36 acres on Mattox Creek off the Potomac River
- Within 2 hours drive of Richmond, Fredericksburg, and Washington D.C.
- Revenue from slips, service and strong boat sales, ample room for growth
- Office with showroom, shop building, pool, residence, and other buildings
- 2,000-gallon above ground gasoline fueling system
- Hydraulic trailers, trucks and other equipment included
- Next door to Thousand Trails – Harbor View RV and Camping Resort
- Please contact broker for pricing



Jonathan Guion, SIOR

JG.CoastalMarinaSales@gmail.com

757.620.2932

www.CoastalMarinaSales.com

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.

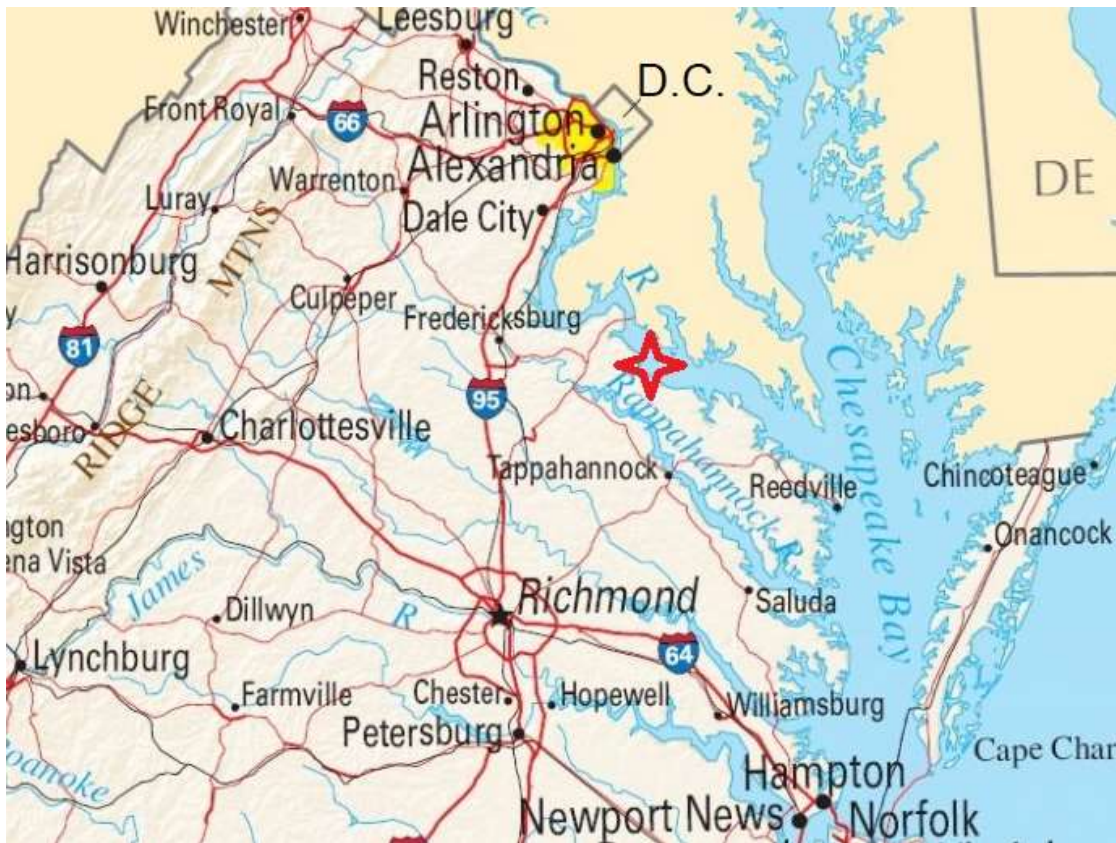
Property showings are by appointment only. Contact the Broker, do not call the property or any representative of the property, as many times the ownership has not previously told the staff that the property is being marketed.

Coastal Marina Sales

Strategic Location

Harbor View Marina at Colonial Beach Virginia is located on Mattox Creek just minutes from the Potomac River. This central location offers the best of the Potomac River and provides easy access to the Chesapeake Bay for premier cruising.

By car, Harbor View Marina is located off Virginia Route 3, near the intersection of Virginia Route 301 from D.C. Harbor View Marina is 50 minutes from Fredericksburg, 75 minutes from Richmond and only one hour and forty-five minutes from Washington DC.





PROPERTY AND ASSETS DESCRIPTION

Harbor View on Mattox Creek Marina, Colonial Beach, Virginia 22443

6.36 acres in one parcel with over 1,000 feet of frontage on Mattox Creek

Average mean low water is approximately 7 feet at docks

Well protected location just 1.5 miles to the Potomac River

Potential for RV or camp sites to be added

See marked property aerials attached.

Sits adjacent to Thousand Trails - Harbor View RV and Camping Resort

144 wet slips with power and water, 84 covered slips, 60 open slips

Boat ramp for trailering

1 boat lift in place, 2 more on site to be installed

Building #1 – Main office building, store and showroom is 3,200 square feet.

Building #2 – Shop buildings are 5,200 square feet.

Building #3 – Bath house building is 800 square feet.

Residence is 1,250 square feet.

Additional improvements include a pool, gazebo, garage and pole storage shed.

Equipment -

2 Hydraulic trailers

1999 Volvo tractor trailer

5 Ton 2980 dump truck

Thompson skid steer

2,000 gallon above ground gasoline fuel system

Additional equipment

Coastal Marina Sales

Property Maps



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



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

757-620-2932 JG.CoastalMarinaSales@gmail.com CoastalMarinaSales.com