

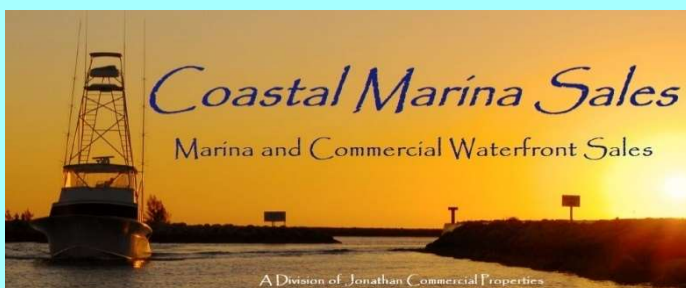
# Coastal Marina Sales

## Cypress Cove Marina



### Coastal North Carolina

- Marina with 50 wet slips, six-foot water depth, and only 20 miles from ICW
- Marina site is 4.96 acres, + 4.58 acres of adjacent land, + 13.76 acres of buffer
- Potential for larger campground, plus expanded marina with adjacent land
- Ready for boat sales, service, brokerage, fuel, ship store and much more
- 20,000 +/- square feet of buildings for office, maintenance, and storage
- Adjacent to NC State owned public boat ramp, potential fuel and tackle sales
- Newer bulkhead and riprap, ramp and travel lift slip, 25 ton travel lift
- Adjacent waterfront home available for sale separately
- Please contact broker for pricing



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

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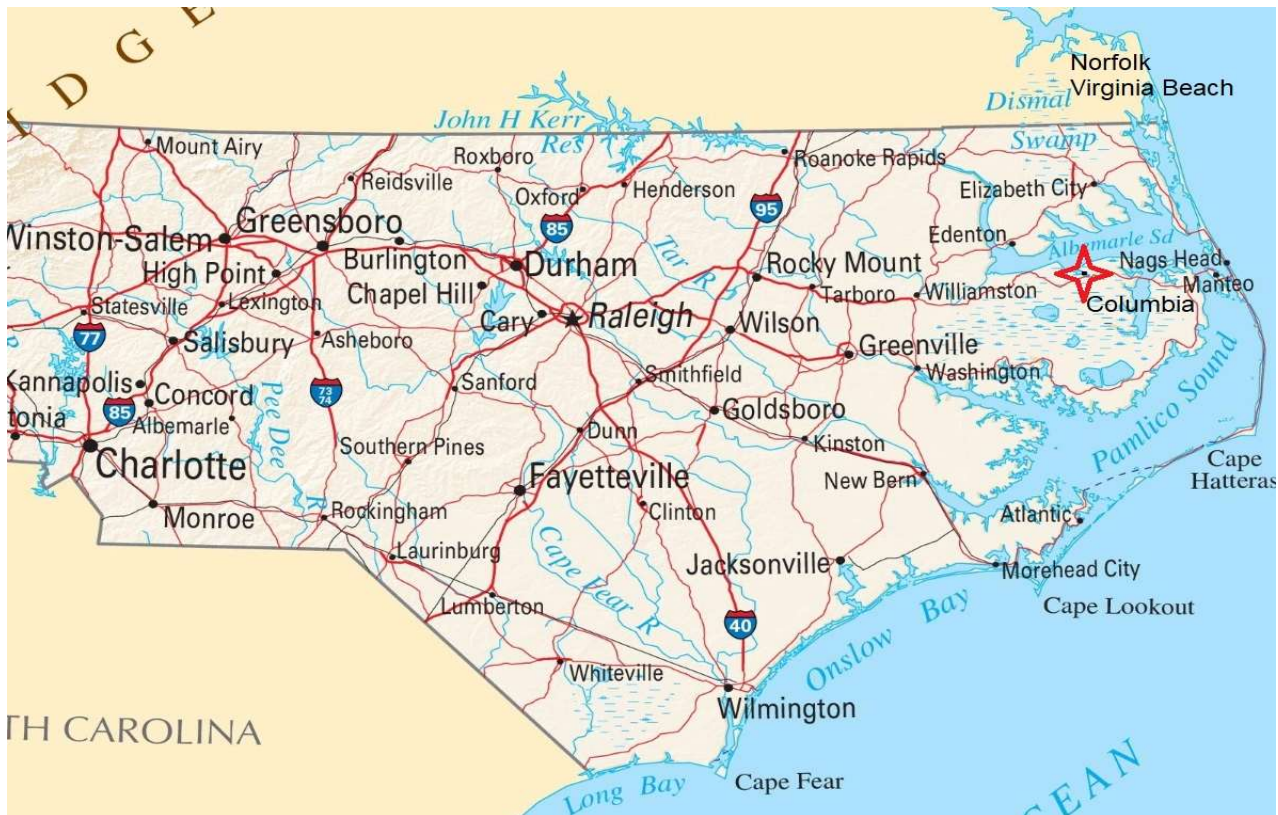
**Property showings are by appointment only. Contact the Broker,** do not call the property or any representative of the property, as many times the ownership has not previously told the staff that the property is being marketed.

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## Strategic Location

Columbia, North Carolina is located on the Scuppernong River, just off the Albemarle Sound, with direct access to water sports and fishing. It is approximately 20 miles West from the Intracoastal Waterway which runs through the Alligator River.

By car, Columbia is located along NC Highway 64, which is the major route east from Raleigh and central North Carolina to Manteo and the Outer Banks. Columbia is 90 miles from Norfolk / Virginia Beach; 97 miles from Rocky Mount and 150 miles from Raleigh.



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## PROPERTY AND ASSETS DESCRIPTION

Cypress Cove Marina 175 Ramp Road, Columbia North Carolina 27925

10.18 acres encompassing three parcels including the marina and storage land along the road.

The marina property is 4.96 acres and the lot along the road is 3.94 acres.

Barge loading lot on point is 0.64 acres.

Property along road has potential for camp sites or storage.

See marked aerial attached.

An additional 13.76 acres is buffer land which is swamp.

50 wet slips with power and water, dredged to six feet 3-4 years ago.

Building #1 – Main showroom and office building is 4,350 square feet.

Building #2 – Shop buildings and covered storage are 14,500 square feet.

Building #3 – Bath house and laundry building is 1,200 square feet.

Equipment - 25 Ton travel lift

Hydraulic trailer, forklift and tractor

500 gallon each, gas and diesel fuel tanks

Three phase power

Both County and well water, County sewer

**For Sale Separately**, adjacent residential property located on the point.

Four-bedroom 2,593 sf house on 0.64 acres includes a pool

Ask for pricing

Potential for larger campground on adjacent 30 acre property with potential for additional marina facilities.

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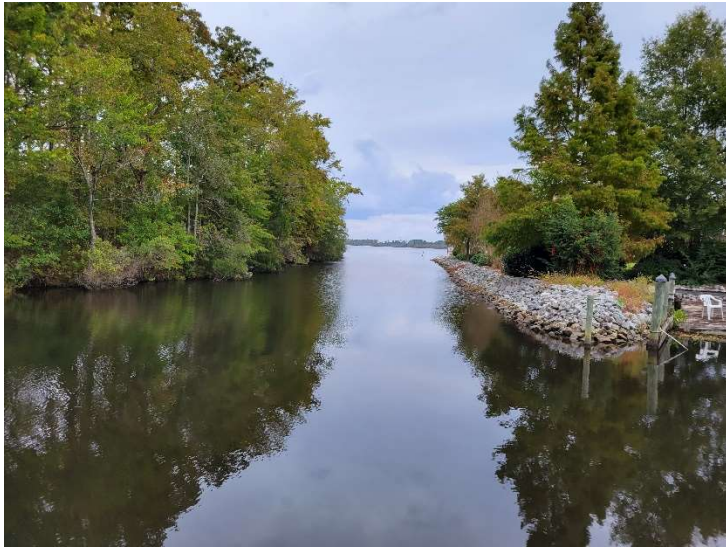
## Property Maps



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