

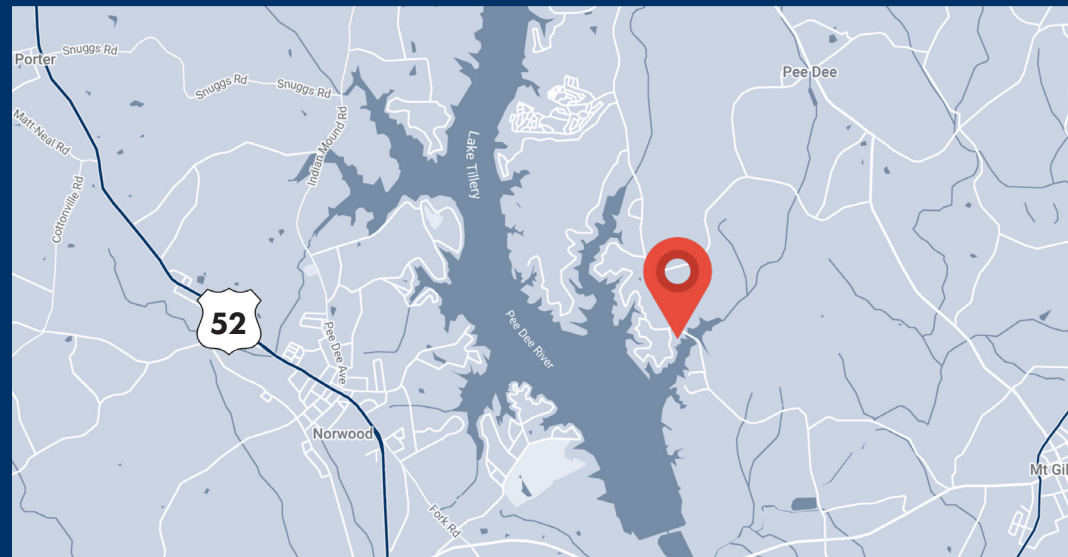
MARINA FOR SALE

±56,480 SF on ±18 AC | LAKE TILLERY, NC



LILLY'S BRIDGE MARINA MT GILEAD, NC 27306

CONTACT:
CHRISTOPHER SHULSTAD
980.858.0109
christopher@piedmontproperties.com



PROPERTY HIGHLIGHTS

LILLY’S BRIDGE MARINA | MT GILEAD, NC 27306



SIZE	±18 acres (multiple parcels)
FEATURES	290 boat dry stack building and 68 wet slips
LOCATION	Located on Lake Tillery, 1 hour outside of Charlotte Adjacent to a Lennar Home development, The Retreat at Lake Tillery

CONTACT BROKER FOR PRICING

MARINA ASSET LIST

- » 2017 Wiggins Marina Bull Forklift bought new
- » 2007 Wiggins Marina Bull Forklift (fresh water only) completely rebuilt late 2022
- » 10 rental pontoons (22’-24’) - new every 2 years
- » 1 bass tracker 17’ 2018
- » 23’ pump out boat/tow boat
- » 20’ everglades flat bottom service boat
- » 1 GMC 1500 pickup used a fuel truck for forklifts
- » Approximately 125 pontoon cradles

BUILDINGS

- » **Lilly Pad** - ±1,500 SF rental house with boat house joining marina property
- » **Dry Storage building** - ±56,480 SF with 2 bay wash/detail area, 4 bay service area, service office, 2 parts rooms, & a 2 room main office
- » **Ships Store** - Beverages, ice cream, apparel, water sports gear
- » **Bath House** - Men’s and women’s separate entrances with 2 showers, 2 toilets, and lockers in eac

PHOTOS

LILLY'S BRIDGE MARINA | MT GILEAD, NC 27306



NEARBY DEVELOPMENTS

LILLY'S BRIDGE MARINA | MT GILEAD, NC 27306

LENNAR®

Lennar Homes is building the Retreat at Lake Tillery, a 600 acre development with 1,000+ homes and commercial retail. The development is slated to bring up to 2,500 new residents to the area with the median home price estimated to be around \$450,000. Phase one of the project is underway with dirt visibly turning in the area.

