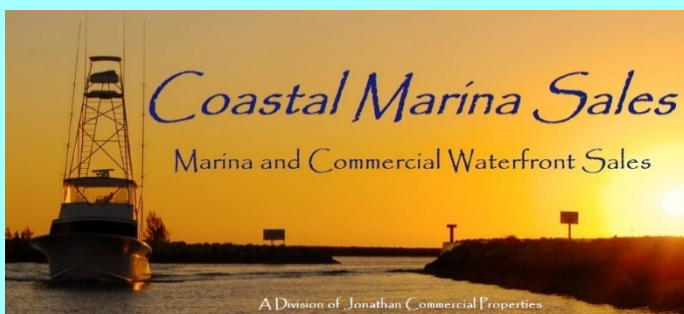


Coastal Marina Sales

Boatyard Oriental, NC

Google Earth

- FOR SALE - Highly successful, operating boatyard with excellent cash flow
- Sailing Capital of North Carolina, mile marker 181 on the Atlantic ICW
- Approximately one acre total, with 240 feet of wharf and six-foot water depth
- Travel lift and boom lift for mast work. Sail, power, outboard & electrical work
- 12%+ cash on cash return, plus adjacent residential property for sale separately
- Please contact broker for pricing and financials



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

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.

Strategic Location

Oriental, North Carolina is located along the Atlantic Intracoastal Waterway (ICW mile marker 181) on the Neuse River, just off the Pamlico Sound. It is a popular stop-over point for those traveling along the ICW.

By car, Oriental is just 35 minutes from New Bern , NC; 2.5 hours from Raleigh and Wilmington, NC and 3 hours from Hampton Roads, VA. This makes Oriental a central location to have captured the title of the Sailing Capital of North Carolina and according to SAIL Magazine one of “America’s 10 Greatest Places To Sail”.



1218 Lupton Drive, Oriental, NC 28571

0.99 acres encompassing two parcels along the waterfront with a stabilized storage yard

1218 Lupton Drive is 0.42 acres

1216 Lupton Drive is 0.57 acres

Adjacent property, **for sale separately**, includes a house and +/- 125 feet of additional wharf

1214 Lupton Drive is 0.5 acres

Building #1 – main shop building, steel on steel construction, 2,500 square feet

Includes paint booth

Building #2 – Office and shop, frame on block, office on second floor, 868 square feet

Metal shop on ground floor, 868 square feet

Equipment - 35 MT Travel lift with crane extension, 2012

65-foot fixed aerial bucket lift for mast and rigging work





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