

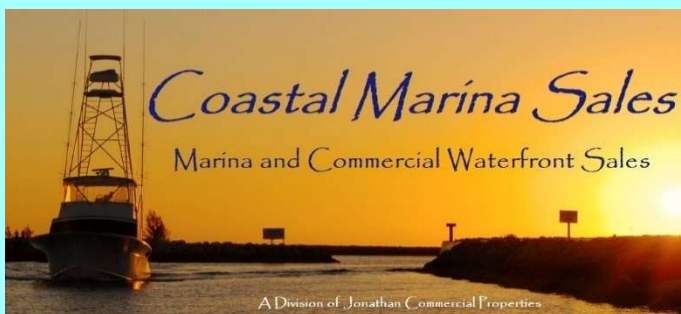
# Coastal Marina Sales

Google Earth

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## Sailcraft Marina Oriental, NC

- FOR SALE – Marina and boat brokerage business
- 36 wet slips, marina office building, pool, cabana and stabilized storage yard
- Sailing Capital of North Carolina, mile marker 181 on the Atlantic ICW
- Approximately two acres with 685 feet of wharf and six-foot water depth
- Can be purchased along with very profitable adjacent boatyard
- Please contact broker for pricing and financials



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## 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”.



## PROPERTY AND ASSETS DESCRIPTION

Sailcraft Marina 1302 Tosto Circle, Oriental, NC 28571

One parcel encompassing two acres along the waterfront with a marina, marina office building, pool and a stabilized storage yard

Parcel JO82-487

Marina – 36 wet slips, fixed docks with power and water to each slip  
Approximately 685 feet of pier

Building – 1,288 square foot marina office building includes offices with bathrooms

Pool – includes cabana area

Business includes boat brokerage operation

Adjacent property, **for sale separately**, includes a very successfully operating boatyard with two parcels totaling 0.99 acres and a separate house with +/- 125 feet of additional wharf.  
Boatyard priced separately to achieve over a 16% annual cash on cash return





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## Property Map



## Adjacent Boatyard Property and House



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