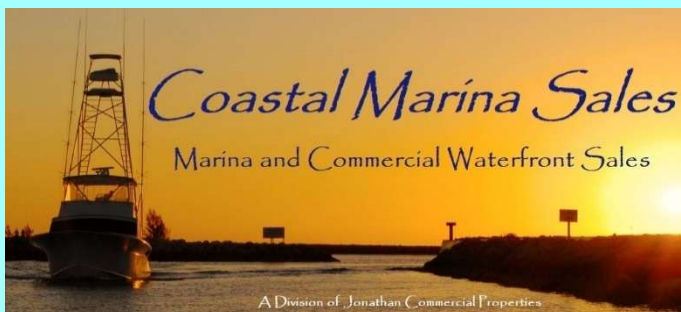


# Coastal Marina Sales

## Mills Marina



- FOR SALE – Neighborhood marina located in Seaford, VA on 1.16 total acres
- 58 wet slips on two main piers includes six boat lifts, fuel and a boat ramp
- Marina, bait store, office & shop building, plus second floor apartment
- Nestled between the York and Poquoson Rivers, sheltered by Goodwin Island
- Operating business, please contact broker for pricing and financials



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VA. 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.**

# Coastal Marina Sales

## Strategic Location

Located on Back Creek in Seaford Virginia, minutes from Hampton, Newport News and Williamsburg. The marina is nestled between the mouths of the York and Poquoson Rivers and sheltered by Goodwin Island. Mills Marina has easy access to Mobjack Bay, Back River and the Chesapeake Bay. This popular fishing marina is located just ¼ mile from the Chesapeake Bay and only 21 miles from the Bay Bridge Tunnel. Easy access to ample fishing grounds.



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# Coastal Marina Sales

## PROPERTY AND ASSETS DESCRIPTION

Mills Marina 1742 Back Creek Rd Seaford, VA 23696

Two parcels totaling 1.16 acres along Back Creek in Seaford, VA, improved with a full-service, income producing marina and supporting buildings,

Marina – 58 wet slips across two main piers with approximately 6 foot mean low water depth  
Includes boat ramp and boat lifts – six in place paid for by tenants (rent-free for four years)

Buildings – 4,900 SF Total

Marina store, bait and office – 2,260 SF

Second-floor apartment – 1,200 SF

Shop building – 1,440 SF

Fuel Service – Gas and diesel with two 2,000-gallon tanks

Land Area – 0.75-acre main site with an additional 0.41-acre parcel for storage or future development

Equipment & Inventory – Includes hydraulic trailer, tractor, and on-site inventory for continued operations



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# Coastal Marina Sales

Property Overview

Mills Marina

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