



Crystal Shores Marina and Development Land.
1617 Crystal Shores Dr #4573, Moneta, VA 24121
Priced Starting at: \$4,200,000.00

Virginia Inland wet Slip & rack Storage

Marina with tremendous marina expansion and RV campground development upside.

For more information please contact:

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Property Overview

Investment Highlights



This is a rare opportunity to acquire a successful, absentee owned and operated, marina business with income derived primarily from boat storage and 3rd party commercial tenants. The marina's wet and dry boat storage can be expanded. Adjacent vacant acreage can be utilized for an RV park development, bringing great synergy to the marina in feeding demand for expansion of the boat storage component. Slips and Racks occupancy has been over 95% historically.

The seller is receptive to selling the entire ~214 acres or parceling out a portion of the Marina Component to suit a buyer's desired plans for marina expansion and/or RV campground development. Pricing is to be negotiated and shall account for the additional acreage acquired.





Property Photos



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Property Overview

Indicative Pricing



Pricing is to be determined. Altogether, the seller owns ~ 214 acres. Approximately ~129 acres are zoned R-2 and ~ 85 acres are zoned High Density Commercial (PCD) under the lake authority's Shoreline Management plan. The Marina Component sits on a small portion of the PCD zoning and is comprised of 145 wet boat slips and 100 dry slips, a 2,800 square foot seasonal restaurant, a management office, a bathhouse and a 5,000 square foot boat repair shop. **The seller is receptive to selling the entire ~214 acres or parceling out a portion of the Marina Component to suit a buyer's desired plans for marina expansion and/or RV campground development. Vacant development acreage included in the sale is to be negotiated and pricing shall account for the acreage acquired.**





Property Overview

Investment Highlights



- ✓ Fee simple land with unique High Density Commercial classification
- ✓ Management in place – absentee owned and operated
- ✓ 145 wet slips
- ✓ 100 dry rack slips
- ✓ Occupancy has been over 95% historically
- ✓ 2,800 square feet seasonal restaurant (operated by a third party tenant)
- ✓ 5,000 square foot boat maintenance shop (operated by a third party tenant)
- ✓ Management office and bathhouse
- ✓ Occupancy has been over 95% historically, with repeat customers who are receptive to rental increases
- ✓ Wet and dry boat storage expansion upside
- ✓ RV campground development upside



Property Overview



Upside:

- Further wet slips can be built
 - Conservatively, under the lake authority's regulations, the marina could add an additional 200 slips (based on a 28'x12' measurement)
 - Seller has recently secured a Boating Infrastructure Improvement (B.I.G.) Grant. The grant covers 69.7% of up to \$170,500 in Capex renovations between 2022 and 2024
 - B.I.G. Grant funding to be used for gas dock and transient/guest dockage
- Further dry racks could be built and even sold as condominium
- Covered single-bay self-service trailered boat storage buildings can be built on the vacant land
- Ownership can choose to take over the operation of the restaurant and boat service businesses (both are currently operated by 3rd party tenants)
- Introduce boat club / boat rental / boat sales
- Floating home rentals / Small home rentals
- RV campground development
 - RV park development is feasible on the vacant land adjacent to the marina. The seller is open to including excess land for RV park expansion, to be negotiated as part of the marina sale.
 - Depending on the selected area, there is the potential for 140 to 180 sites, with room to expand



Property Photos



CONTACT INFORMATION



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