



EATON'S FERRY MARINA

AT 1865 EATON FERRY ROAD, LITTLETON, NC

THE PREMIER FULL SERVICE MARINA AT LAKE GASTON



**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions

4198 Cox Road
Suite 200
Glen Allen, VA 23060

www.commonwealthcommercial.com

FOR SALE

LOCATION

Lake Gaston is located on the border of Virginia and North Carolina comprising of 350 miles of shoreline over a 35 mile stretch across 5 counties. The lake provides over 20,000 acres of recreational water primarily used for boating, fishing, swimming, water skiing and wakeboarding. It's position on the border provides convenient drive times from a few large cities, including Raleigh (1 hour, 30 minutes), Richmond (1 hour, 30 minutes) and Greensboro (2 hours).

Eaton's Ferry Marina is just on the south side of Eaton's Ferry Bridge, which is 1 of only 2 bridges across Lake Gaston (the other is Interstate 85 which does not serve local traffic). It is centrally located between the Dam and the Roanoke River, which allows it to serve the entirety of the lake and its surrounding area comprised of a population of approximately 150,000 people.

THE OFFERING

Address: 1865 Eaton Ferry Road
Littleton, NC 27850
County: Warren County
Parcel ID: K3A 2
Acreage: 5.03 AC
Price: **\$5,500,000**



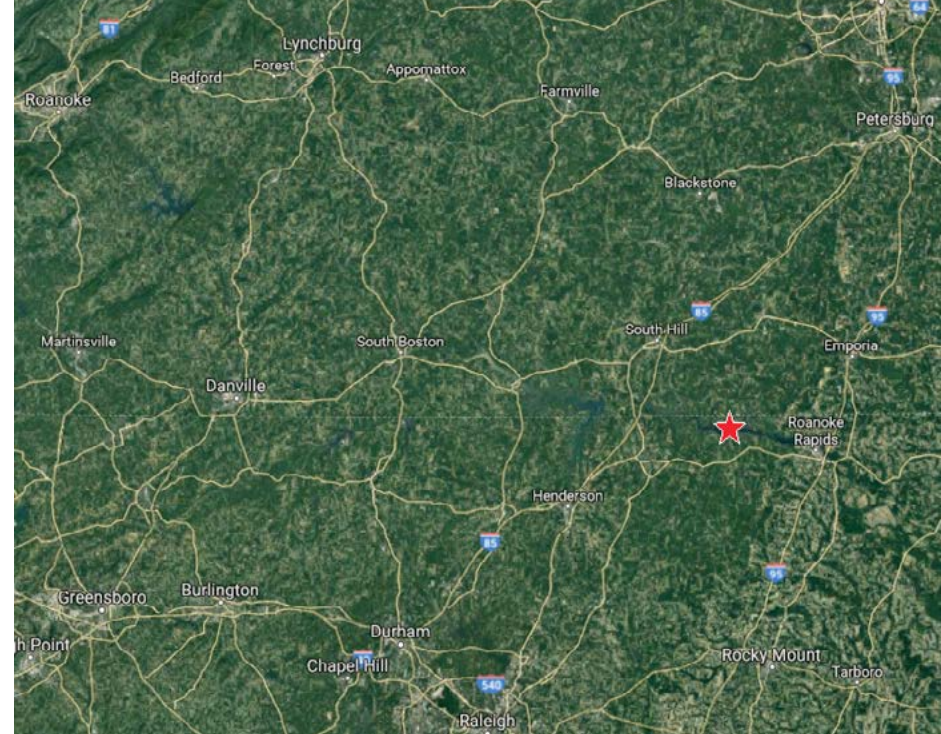
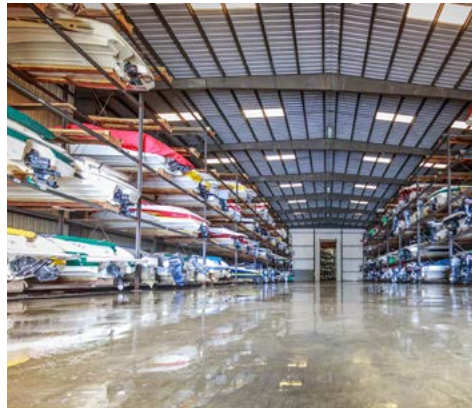
OFFERING DETAILS

Eaton's Ferry Marina is a full service marina that serves the local, vacationer, and tourist communities of Lake Gaston, a 20,000 AC lake located on the border of Virginia and North Carolina. The facility is a central hub for the lake delivering a complete set of amenities including 300 Dry Storage Slips, 38 Wet Slips with electric, water and WiFi, Gas Dock with Non-Ethanol Fuel, Boat Rentals, Full-Service Mechanic On-Site, and Complete Ship's Store.

As a compliment to its marina services, Eaton's Ferry leases space within the complex to Overby Marine Sales & Service and The Pointe Restaurant. The Pointe offers casual waterfront dining, which includes a spirited Tiki Bar as well as a 7,500 square foot outdoor entertainment/dining venue, making it a top destination at Lake Gaston. Overby Marine boasts an immaculate reputation as Centurion Boats' Top-Selling Dealer on the East Coast out of over 21,000 square feet of showroom and service area, and offers a full line of top brands such as Avalon, Supreme, Sea Ray, Bennington, and Key West Boats.

INFRASTRUCTURE & AMENITIES

- 47,000 SF Marina Facility
- Popular Restaurant with Tiki Bar and Outdoor Entertainment Venue
- Regional Boat Dealer with Full Service Mechanic
- 17 Boat Rental Fleet
- 300 Dry Storage Slips
- 38 Wet Slips with Electric, Water, and WiFi
- Non-Ethanol Fuel Dock
- Fully stocked Ship Store
- Accessible Boat Ramp





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