

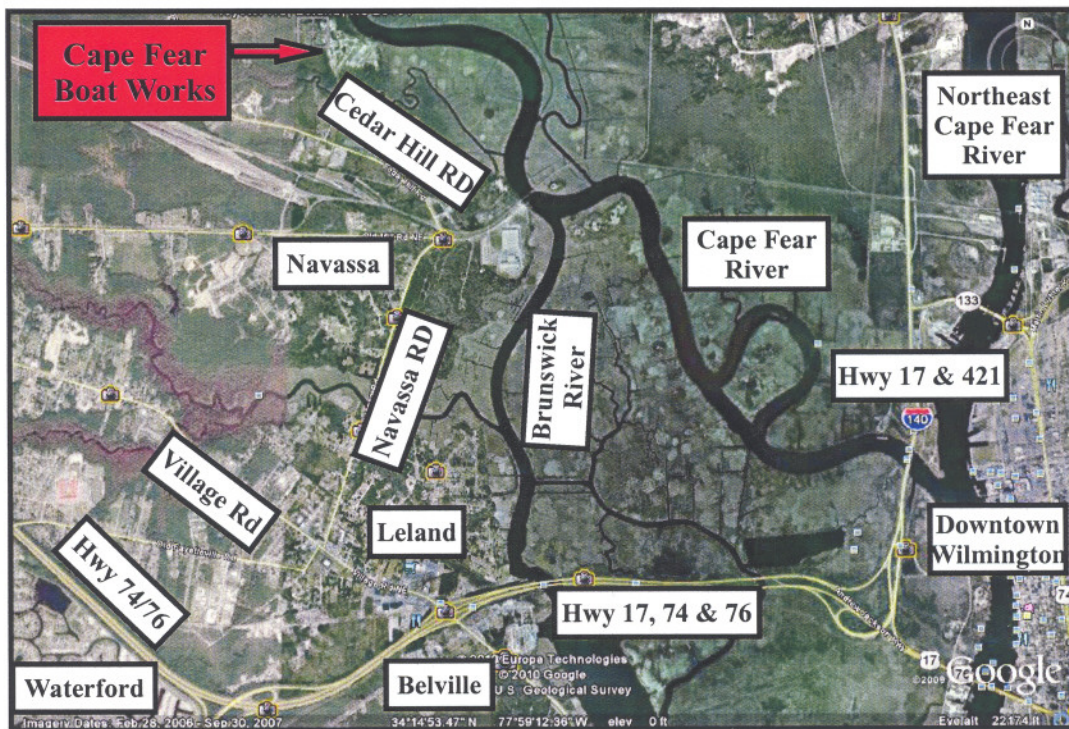


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# FOR SALE

## UNIQUE MARINA AND BOAT WORKS FACILITY



**1690 Royster Road  
Brunswick County, North Carolina**

**The Cape Fear Boat Works offers versatile services and storage capabilities on the Cape Fear River near Wilmington. Equipped with dockage, lifts, racks, high clearance service buildings and expansion potential, this property presents a unique waterfront opportunity.**

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# 1690 Royster Road



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# 1690 Royster Road

## THE LAND

- 53 Total Acres
- Uplands of Approx. 15 Acre
- Zoned Industrial
- 2000 +/- Feet of Cape Fear River Frontage
- Steel Storage Racking
- Lift Well in Place
- 110' Main Dock
- Municipal Water & Sewer



## THE BUILDINGS

### 1. Office

- 2000 sq. ft.
- Two Stories
- Fully Finished
- Full Deck

### 2. Service Warehouse

- 27,000 sq. ft.
- 32' Ceiling
- Large Bay Doors Both Ends

### 3. Paint Warehouse

- 7800 sq. ft.
- 53' Ceiling
- Full Height Opening



## THE EXTRAS

- Includes Large Lift And Fork Lift
- Extensive Concrete Pads
- Permits in Hand for 70 Wet Slips
- Land for Expansion



## THE OFFERING

**\$3,750,000**

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