

# WATERFORD, CT

35,239± sf. GBA Fully Equipped Facility Selling Turnkey

k/a "Niantic Bay Boat Valet Marina"

3.9± Acres on Mago Point

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179 Old King's Hwy, Yarmouth Port, MA 02675



CT REB.0790057  
BRO 1651A  
REF 18-1798

**Terms of Sale:** 10% certified deposit of which \$50,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Monday, December 3, 2018. Close by December 28, 2018. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

**Buyer's Broker Terms:** Up to 2% Buyer's Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.



**Selling to the Highest Bidder, Regardless of Price**

**ABSOLUTE AUCTION**  
**Thursday, November 29 at 11am On-site**

Dated aerial courtesy of Niantic Bay Boat Valet

# 35,239± sf. GBA Fully Equipped Facility Selling Turnkey

k/a "Niantic Bay Boat Valet Marina"

Boat Storage, Service Area, Crane/Launch, Fueling Station & Store

3.9± Acres on Mago Point

8 RIVER STREET, WATERFORD, CT



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Dated aerial © Pictometry.com

High visibility location next to Rt. 156 on east bank of the Niantic River, providing quick access to Block Island & Long Island Sounds by way of Niantic Bay. Close to golf, beaches, Routes I-95 & I-395 all within 15± mi. of Groton Naval Base, Mystic attractions & Mohegan Sun Casino

**RE Tax Appraisal:** \$2,479,030 (real estate only)

**Zoning:** MPD – Mago Point District

**Building:** Recently repainted 35,239± sf. GBA pre-engineered metal warehouse built on concrete slab in 1989 with 28,882± sf. 1st fl., 3,654± sf. office, 1,769± sf. garage, 690± sf. warehouse, 119± sf. attached shed, 125± sf. deck & patio area per Assessor

**Parking:** Ample, includes shared 12 River St. lot leased through 2040

**Utilities:** Town water & sewer, electric, gas  
**See Property Info. Package:** Leases, environmental & more

**Legal Ref.:** New London County 1305/66

**Parcel ID:** 156//6574

**Property Tours:** By Appointment Only through JJManning Auctioneers

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Property Information, Photos, Inventory,  
Broker Registration & Full Terms at:

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