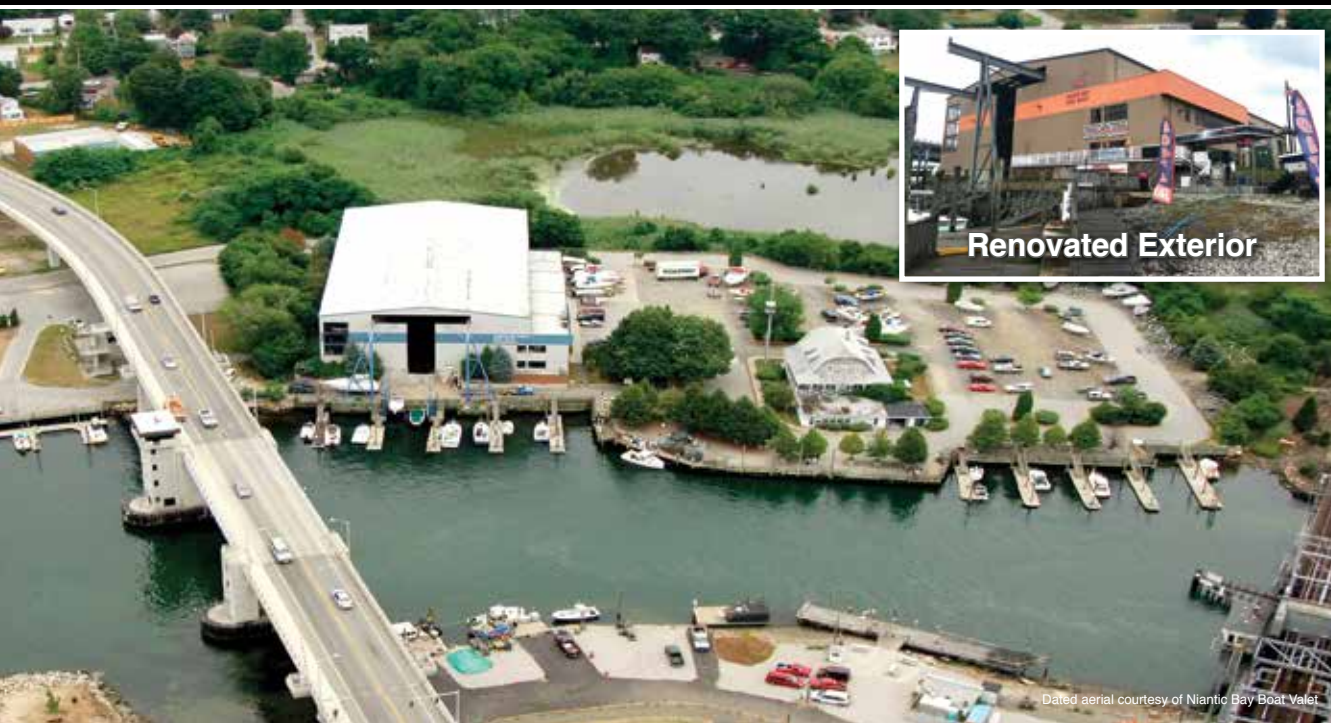


WATERFORD, CT

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

k/a “Niantic Bay Boat Valet Marina”

3.9± Acres on Mago Point



Renovated Exterior

Dated aerial courtesy of Niantic Bay Boat Valet

JJ Manning

AUCTIONEERS

www.JJManning.com

800.521.0111

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



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, 10/29/18. Balance in 45 days. 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 for details & mandatory pre-registration requirements.

CT REB.0790057
BRO 1651
REF 18-1798

AUCTION: Thursday, October 25 at 11am On-site

Property Tour: Thursday, October 18 (11am-1pm)

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



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

Property Tour:
Thursday, October 18 (11am-1pm)

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

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

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