



SAMPLE PORTFOLIO
MARINAS

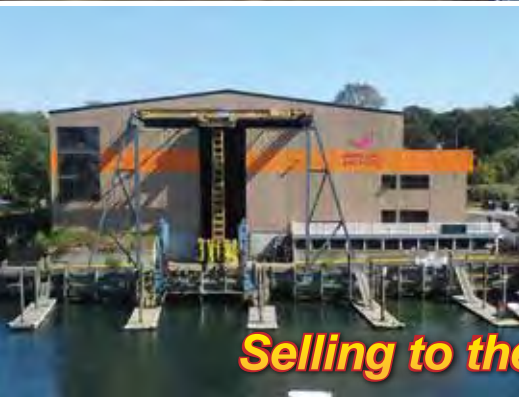
35,239± sf. GBA Fully Equipped Facility Selling Turnkey

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



Selling to the Highest Bidder, Regardless of Price

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

JJManning
AUCTIONEERS

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

www.JJManning.com

800.521.0111

ABSOLUTE AUCTION: Thur., Nov. 29 at 11am On-site

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



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CT REB.0790057
BRO 1651A
REF 18-1798



Selling to the Highest Bidder, Regardless of Price

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

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 for details & mandatory pre-registration requirements.

Turnkey "Bass River Marina" Complex

6.3± Acres with Access to Nantucket Sound

138, 140-160 Main St./Rt. 28

West Dennis, MA

CAPE COD

Property Features:

- 160± seasonal wet slips (boats to 45 ft.)
- 122± dry slips (78 in 13,500± sf. bldg., 44 outdoor racks)
- 62± more permitted outdoor racks unbuilt
- 15-ton travel lift & 2 fork trucks
- Dock pedestals with water, electric, CATV
- 800± sf. bath house
- 2,500± sf. marine store
- Fuel dock with 4,000 gal. tank
- 8,400± sf. maintenance/service shop
- 3,000± sf. parts storage & employee lounge
- 1,800± sf. offices
- 12,000± sf. Rt. 28 commercial retail/office bldg. with 1 residence
- 5,400± sf. Rt. 28 boat showroom
- 2,150± sf. restaurant bldg. with apartment
- Parking for 160± cars
- Mixed-use Marine Zoning

See Property Info. Package for permits, financials, leases, insurance, environmental, fuel, bulkhead, dredging, septic, machinery, equipment & more.

Terms of Sale: 10% certified deposit of which \$200,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Monday, 7/20/15. Balance in 45 days. Other terms, if any, announced at the sale.

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.

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— AUCTIONEERS —

Property Info., Virtual Tour & Full Terms at:

www.JJManning.com

800.521.0111

AUCTION: Thursday, July 16 at 2pm

Property Tours: Wednesday, July 8 (10am-12pm) & Thursday, July 16 (11am-2pm)





Turnkey “Bass River Marina” Complex

6.3± Acres on Horse Foot Cove

Rare opportunity to purchase a well established complete marine service center on busy Rt. 28 in the heart of Cape Cod with access to Nantucket Sound.

138, 140-160 Main St.
West Dennis, MA

AUCTION: Thursday, July 16 at 2pm On-site

Property Tours: Wednesday, July 8 (10am-12pm) & Thursday, July 16 (11am-2pm)

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



MA Co Lic 3184
Bro 1553
Ref 15-1630



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Portsmouth, RI ~ Newport County

On Aquidneck Island Just Minutes from the Pleasures of Newport
With Easy Access to Providence, Boston & New York

AUCTIONS: Tues., December 4 at 2pm

Auction Site: 125 Corey's Ln., Portsmouth, RI
*(For Mapping & GPS Use 300 Willow Ln.)



Leasehold & Fee-Interests in "The Carnegie Abbey Club"
Premier Waterfront Golf & Sporting Club, Featuring Panoramic Views of Narragansett Bay



Scottish Links-style 18-Hole Golf Course Designed by Donald Steel
Shingle-style Clubhouse with Spectacular Fieldstone Fireplace Entry
Equestrian Center Opened in 2012 with Indoor & Outdoor Rings
41± Slip In-Land Marina
Land & Class D Liquor License

Bidder Tour: Tuesday, November 27 (2-4pm)

Mortgagee's Foreclosure Disclaimer: Noticed as a 5-component auction with an entirety sale to be conducted at Mortgagee's option. See Property Information Package for Notices of Sale.

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Notices of Sale, Property Information,
Photos & Full Terms at:

www.JJManning.com

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AUCTIONS

COUNTRY CLUB WITH
18-HOLE GOLF COURSE



Equestrian Center – Land – Liquor License – Marina

Portsmouth, RI ~ Newport County

Leasehold & Fee Interests in
“The Carnegie Abbey Club”

Tues., December 4 at 2pm On-site

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



REF 18-1804
BRO 1656
RI #RES.0026070

Bidder Tour: Tuesday, November 27 (2-4pm)

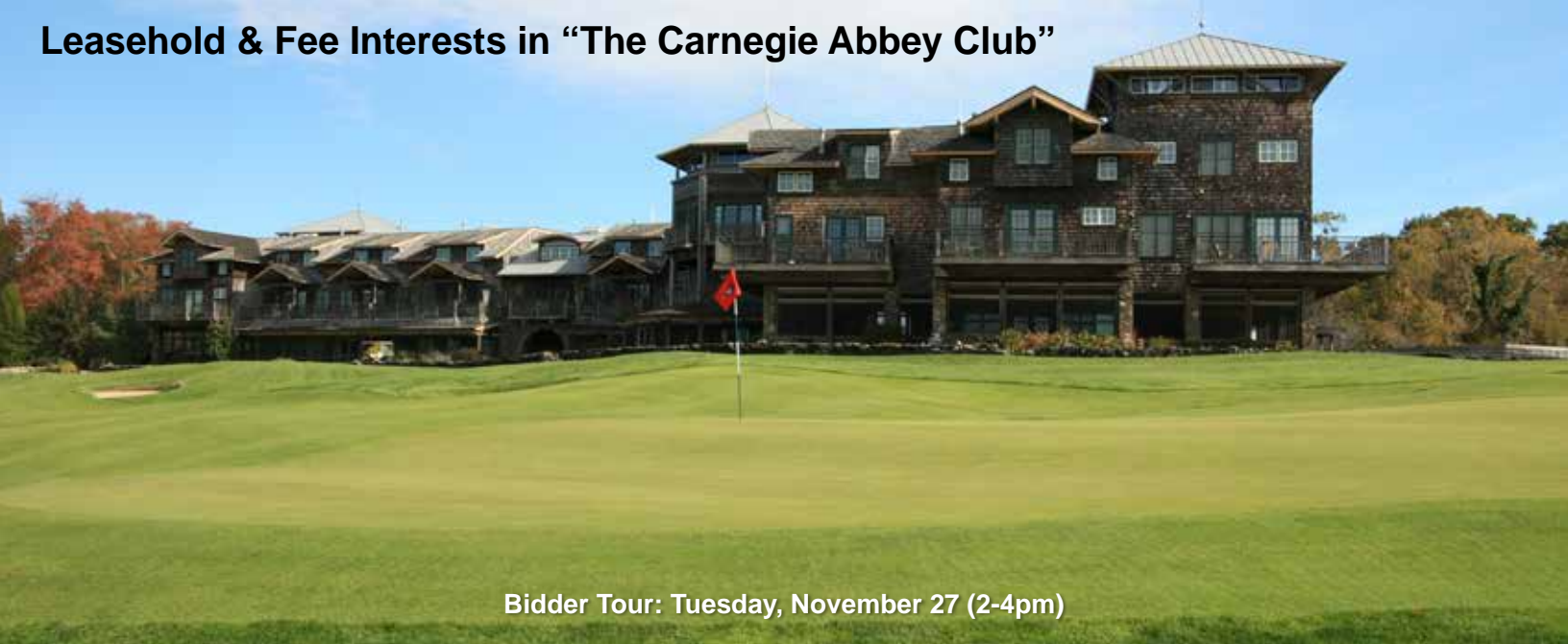
Portsmouth, RI ~ Newport County

Country Club with 18-Hole Waterfront Golf Course EQUESTRIAN CENTER – LAND – MARINA

AUCTIONS: Tues., December 4 at 2pm

Auction Site: 125 Corey's Ln., Portsmouth, RI
*(For Mapping & GPS Use 300 Willow Ln.)

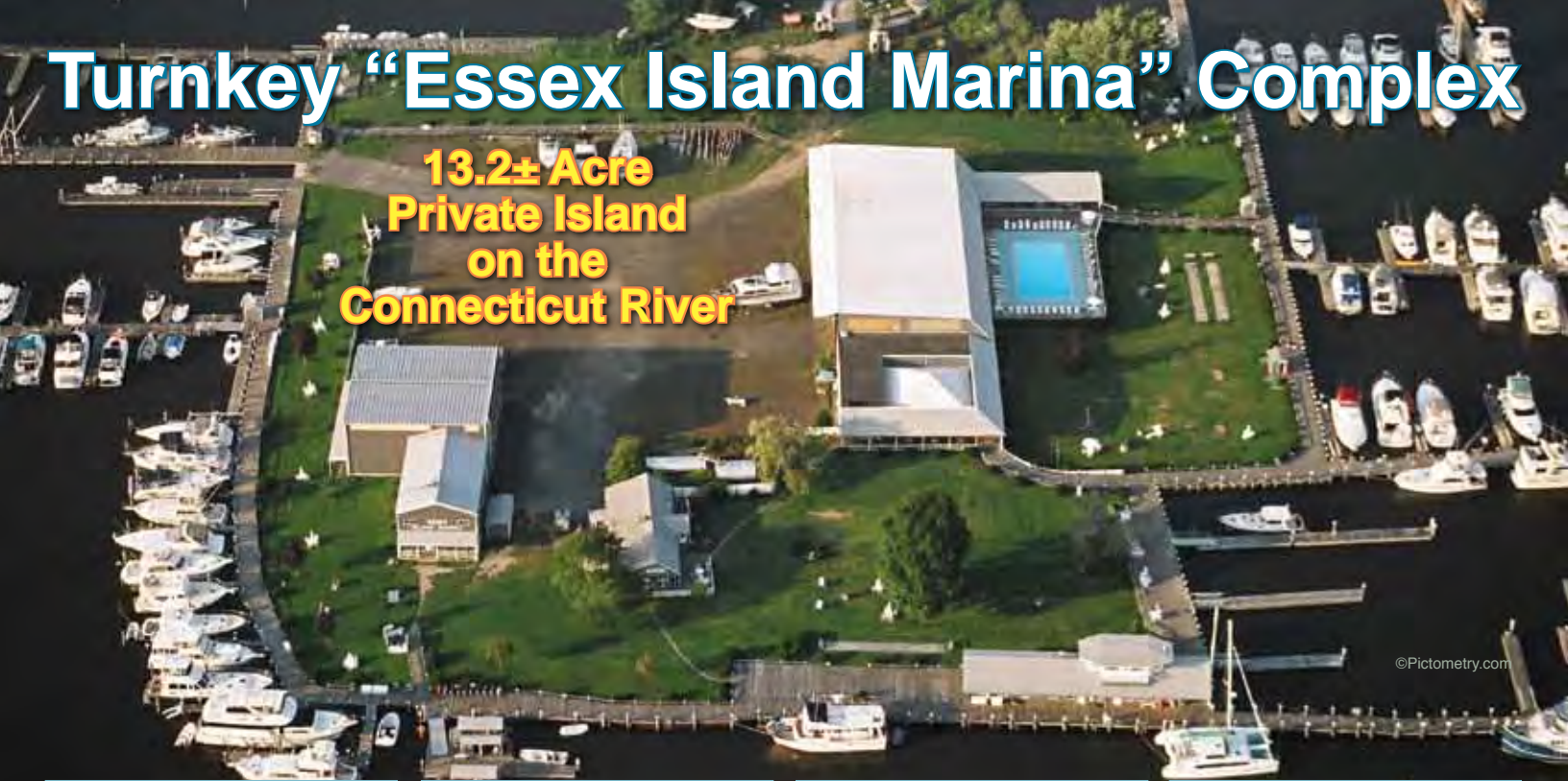
Leasehold & Fee Interests in “The Carnegie Abbey Club”



Bidder Tour: Tuesday, November 27 (2-4pm)

Turnkey "Essex Island Marina" Complex

**13.2± Acre
Private Island
on the
Connecticut River**



©Pictometry.com



Selling to the Highest Bidder, Regardless of Price

11 Ferry Street, Essex, CT

ABSOLUTE AUCTION: Tuesday, August 5th at 11am On-site

Slips: 125 (boats up to 150 ft.) with electric, water, cable, WiFi

Boat Storage: 14,520± sf. inside, 80+ boats outside

Inventory: See Property Info. Package includes ferries, workboats, 30-ton travel lift, trailers, office/shop/recreation/restaurant furniture, fixtures & equipment

Parcel IDS: 30-001, 47-016

Site: 13.23± acre island & .03± acre mainland dock at Ferry St. & Pratt St.

River & Channel Depth: 9-18± ft.

Access: 100± ft. crossing to mainland, winter access by floating docks

Zoning: WF – Waterfront Business, Gateway Conservation, Coastal Mgt.

Property Tour: Tuesday, July 22nd (11am-2pm)

Terms of Sale: 10% deposit of which \$75,000 must be presented in cash, certified or bank check at auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Thursday, August 7, 2014. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

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

Recreation: 25' x 50' in-ground pool, game & grill/picnic areas, covered porches & decks

Buildings: (sf. GLA per Assessor)
1,305± sf. dock office, heads, showers
13,672± sf. boat storage, lounge, game room, laundry, heads, showers
1,164± sf. Marley's restaurant, store
5,590± sf. metal boat storage built in 2000 with repair shop, heads, showers
152± sf. utility shed on mainland
Additional storage sheds

Total GLA: 21,883± sf. per Assessor

Fuel: (2) 10,000 gallon AST - gas & diesel, 3" lines from mainland

Water: Town

Sewer: Private systems

Leases: See Property Info. Package

Buyer's Broker Terms: Up to 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

Auctioneer's Disclaimer: All information contained was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and 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.

Popular Middlesex County destination location at the entrance to North Cove. Within 30 miles of Mohegan Sun Casino, Mystic Seaport, Groton Naval Base & other attractions. Well maintained buildings & facilities with many updates.

JJManning
AUCTIONEERS

In Cooperation with

AM

ALLEN & MARSHALL
AUCTIONEERS - APPRAISERS

Info., Inventory, Terms, Broker Reg. & More at:

www.JJManning.com

800.521.0111

Turnkey "Essex Island Marina" Complex 13.2± Acres on the Connecticut River

125 Slips ~ Gas Docks ~ Repair Shop ~ Inside & Outside Boat Storage
Offices ~ Guest Services ~ Restaurant ~ Includes Ferries, Equipment & Leases
Owner Retiring ~ Family Owned Since 1955



11 Ferry Street, Essex, CT

Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Tuesday, August 5th at 11am On-site

Property Tour: Tuesday, July 22nd (11am-2pm)

Essex, CT

Turnkey "Essex Island Marina" Complex 13.2± Acres on the Connecticut River

Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Tuesday, August 5th at 11am On-site

Property Tour: Tuesday, July 22nd (11am-2pm)



JJ Manning

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AUCTIONEERS - APPRAISERS

CT Lic 429981
Bro 1515
Ref 14-1580

www.JJManning.com

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



SEALED BID AUCTION

**THE MARINA AT ADMIRAL'S HILL
REF # 9-0694
1000 JUSTIN DR., CHELSEA, MA**

**SEALED BID DEADLINE
THURSDAY, JULY 15TH AT 5 PM
INSPECTION: JULY 8TH FROM 4 TO 7 PM
AND BY APPOINTMENT**



Offering The Marina at Admiral's Hill situated on 5.85 ± acres with 900'+ frontage on the Island End River, direct access to Boston Harbor and a 5 minute drive from Boston. This fine property represents a rare opportunity to buy a turnkey business in one of America's most vibrant business climates. The restaurant space, although currently unoccupied, is almost fully equipped and ready to go, affording the buyer the opportunity to operate the restaurant, bring in a new operator or change the use.

Marina Facilities

136 boat slip Marina: 70 slips owned by Marina for seasonal or short term rental; 66 slips under long term leases to boat owners who pay for Marina management.
The well maintained Marina facilities consist of:

- Floating docks and finger piers
- Slips varying in length from 12' to 50'
- On-site wet & dry storage
- Electric, water, telephone and cable TV at all slips
- Gas and deisel Gulf Port fuel dock
- 2 permitted 10,000 gallon underground gas & diesel tanks
- 50 ton travel lift
- 24 hour security and high tech gate lock

2 story, wood frame commercial style building

- 1st floor : Retail and office space
- 2nd floor: Currently fitted out for restaurant use
 - Outdoor seating and magnificent view of the marina and river
- Constructed circa 1980 contains 8,410 ± sq ft GBA
- Exterior of the structure features a vertical wood covering
- Perimeter of the roof was metal coping and the drains are interior
- Roof deck supported by insulated interior frame of wood steel joists and columns, load bearing interior and exterior walls
- Windows are metal frame and sash, double hung units
- Atrium doors are metal frame with glass panels
- Foundation is concrete with concrete slab floor and footings
- Roof is flat with sand gravel cover over wood deck and wood and steel beams

Mechanical systems

- Heating and cooling consists of a rooftop gas/electric unit
- 400 Amp Electric system service with two meters, one for the restaurant and one for the other facilities

Zoning

- Naval Hospital Development District - Industrial, Commercial- (NHDDIC)
Including marina, boat storage and repair useage.

Location & Access

The property is located at the end of Justin Drive and along the easterly bound of the Island End River. Convenient to Route 1 and Route 93 as well as commuter bus and rail lines. Accessibility to these highways is good as a result of the various interchanges and intersections that facilitates the movement of a high volume of traffic. Also, these roads join with secondary roads so as to provide for travel in all directions. The distance from Chelsea to Boston is two miles - five minutes driving time. In addition, the immediate area had many historical offerings such as the USS Constitution and Fanueuil Hall Marketplace. The existing building is located at the northerly portion of the parcel and adjacent to the marina facilities which maximizes visibility, access and parking capabilities.



**JEROME J.
ANNING
& CO., INC.**
800-521-0111



**FOR SEALED BID FORM
AND MORE INFO VISIT ...**

jj  manning.com



RESCHEDULED AUCTION



MARTHA'S VINEYARD

MARINA, RETAIL & RESTAURANT PROPERTY



REF # 6-0578 WEDNESDAY, AUGUST 7TH AT 12 NOON
D/B/A VINEYARD HAVEN MARINA ~ 26 BEACH ROAD, TISBURY, MA

Offering an excellent business opportunity on the resort island of Martha's Vineyard.

- 19,800± sq ft lot
- Main Retail/Service Building
 - 2,460± sq ft retail space with plate glass store front windows
 - 1,200± sq ft mezzanine for display
 - 4,500± sq ft for sales, service & maintenance with 2 overhead doors
 - 1,200± sq ft unfinished storage space
 - 558± sq ft lounge/snack bar area
 - with 2 restrooms, showers & laundry facilities for dock patrons
- 50 seat Restaurant with Raw Bar and Deck overlooking Harbor
- Marina can accommodate 40± boats with electric, water & cable TV hookups
- 20± moorings
- Steel I-beam hoist for boats up to 25' for launching or service adjacent to docks
- 330' x 6' dock plus 20' & 40' stringer
- Docks supported by 12' wide wood pilings every 7± feet
- 60' x 6' Fuel service dock area & dockmaster's shed
- Fuel service area with 2 pumps

TERMS: \$ 25,000.00 deposit in cash, or bank check at the sale. Balance: 30 days. Edwards & Angell, Attys for the Mortgagee, Boston, MA. Dukes Cnty Registry of Deeds Bk 571, Pg 148.
BROKER TERMS: 1% BROKER INCENTIVE OFFERED. 48 hour broker pre registration required. Call for form.



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268 Summer St., Boston, MA 02210

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E-mail : AUCTIONS@JJMANNING.COM



RETAIL SHOP



VIEW OF DOCKING AREA

FALMOUTH, MA

225 BOAT MARINA

- 2.69 ± acre lot • capacity for approx 225 boats
- 3 water slips, dockage for boats approx 30 ft length
- 1,200 ± sq ft bldg housing marina office & 2nd flr apt.
- 2 steel-framed warehouse bldgs housing a repair shop , storage for boats, a showroom, and leased commercial space
- 3,000 ± sq ft restaurant and lounge bldg, seats approx 125
- a boat fueling station • 3 boat storage racks

DIRECTIONS: Scranton Ave is immediately off of Main St (Rte 28)

TERMS: \$25,000.00 deposit per property in cash, certified, bank treasurer's or cashier's check at the sale. Balance within 45 days. All other terms, if any, announced at the sale. Finneagan & Stanzler, Attys for the Mortg, Boston, MA



REF # 31129 FRIDAY, SEPTEMBER 17, 1993 AT 12 PM
a\k\a PIER 37 • 68-88 SCRANTON AVENUE, FALMOUTH,



PLYMOUTH, MA

210 ± ACRES



REF # 31056 FRIDAY, AUGUST 27, 1993 AT 2 PM
ON THE PREMISES - "HEAD OF THE BAY COUNTRY CLUB"
LITTLE SANDY POND RD, PLYMOUTH, MA

- 210 ± acre lot
- 177 ± acre golf course
- 33.44 ± acres vacant residential land
- Zoned RR & AA
- Plans include:
 - Clubhouse (2 story 4,800 ± sq ft bldg to include golf shop, admin office, & banquet area)
 - 25 residential lots



DIRECTIONS: Take Exit 2 off Rte 3 (Herring Pond Rd) Take left onto Long Pond Rd and right onto Carters Bridge Rd. Follow to Little Sandy pond Rd. Property is just beyond Elbow Pond on the left.

TERMS: \$25,000.00 deposit in cash, certified, bank treasurer's or cashier's check at the sale. Balance within 30 days. All other terms, if any, announced at the sale. Koye, Flakow, Richmond & Rothstein, Attorneys for the Mortgagee, Boston, MA. Plymouth County Registry of Deeds Book 8633, Page 20.

PROPOSED 18 HOLE PUBLIC GOLF COURSE & RESIDENTIAL DEVELOPMENT LAND



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