

3,379± sf. Stone Building & 1,584± sf. Attached Garage
Previously Used for Vehicle Sales, Service & Storage
On 1.4± Acres Near the Connecticut River & Marinas
244 Middlesex Ave. (Rt. 154), Chester, CT



BOUNDARIES
 APPROXIMATE
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REO AUCTION: Thur., October 27 at 12pm On-site

On the east side of Rt. 154 between Meadow Ln. & Parker Point Rd., just west of the Connecticut River with easy access to the Middlesex Yacht Club & Petzolds Chester Boat Basin Marina. Conveniently located between Rt. 82, 148 & the Chester-Hadlyme Ferry Crossing to Gillette Castle with easy access to I-95 via Rt. 9.

Site: 1.4± acres, primarily level & cleared with parking
Frontage: 315± sf. per GIS
Zoning: R-2 with history of non-conforming commercial uses
FEMA Flood Zone: X, non-hazard
Gross Area All Structures: 4,963± sf.
Main: 3,379± sf. 1-story stone/masonry & wood frame hip roof building on concrete slab with 1 overhead door built 1921
Garage: 1,584± sf. attached wood frame metal garage with 1 oversize overhead door built prior to 1965
Deed Ref.: Middlesex County 0173/0593
Parcel ID: 4-43
See Property Info. Package:
 Environmental Report & responsibilities, Zoning Q&A, utilities, transfer protocols & more

Property Tours: 9/8 (12-2pm) & Auction Day, 10/27 (10:30am-12pm)

Terms of Sale: 10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Friday, October 28, 2022. 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 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.
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% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

Auction Postponed from Sept. 15

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 AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:
www.JJManning.com
800.521.0111
 179 Old King's Hwy, Yarmouth Port, MA 02675