

CONNECTICUT RIVER MARINA

12± Acres with Private Boat Basin

a/k/a "Glastonbury Marina"

Eastern bank setting surrounded by open space, farm land & manicured residential neighborhoods close to dining, wineries & breweries. 1.5± hours (27± miles) to Long Island Sound by boat. Easy access to Routes 17, 17A, 66, 9 & I-91 by car.

684 & 700 Tryon St, S Glastonbury, CT

To Be Offered in the Entirety



AUCTION: Friday, April 26 at 12pm On-site

Property Tour: Friday, April 19 (12-2pm)

BOUNDARIES APPROXIMATE © Pictometry.com

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 \$75,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, 4/29/24. Balance in 30 days. 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% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

CT REB.0790057
BRO 1789
REF 24-2048

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Most recently in operation as the 176± wet slip f/k/a "Glastonbury Marina." In July of 2023, record-setting torrential rains inundated the Northeast as "Great Vermont Flood" waters flowed into the Connecticut River resulting in unprecedented flooding and property damage along its entirety to the south. During this historic weather event, 86± basin & shoreline slips were protected, but 90± slips on seasonally removed fingers floating on the East side of the river were lost with pilings & shore dockage remaining. Buildings, parking/storage & other site improvements set high above the river were not directly impacted.

The new owner of this property with a dredging permit in place will have the opportunity to restore or reimagine to suit their preferences as allowed by local, state & federal ordinances.

Site Area: 12.02± acres per Assessor, 13.2± acres per updated 2022 Alta Plan

Improvements: 1,600± sf c. 1980 pre-finished metal bldg. with offices, snack bar, shop, restrooms, propane heat & central a/c with 1,920± sf deck on 3 sides. Large gravel parking/dry dock area, 84± sf shed, concrete patio, picnic area, commercial fuel dock, hydraulic travel lift launch well, access to drive-in boat launch & more on this well-secured property with electric keypad gate & in/out NVR surveillance system.

Utilities: Private septic & well both c. 1980, propane gas, 50 amp power & water service to dock/yard

See Property Info Package: Alta plan, dredge plan, environmental, fuel AST, SWPP, equipment including US Hoist 50,000 LB Travel lift, etc.

Parcel IDs: C13/7200/W0032, C13/7200/W0033

Deed Ref.: Hartford County, 3766/1073

Zoning: F

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Property Info., Photos & Full Terms at:

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