

CLINTON, CT

118± SLIP MARINA

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AUCTIONEERS

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

CT REB.0790057
REF 24-2074
BRO 1807



AUCTION

Friday, September 27 at 12pm On-site

Property Tour: Friday, September 20 (11am-1pm)

118± Slip Hammonasset River Marina

Easy Access to Long Island Sound

79 Waterside Ln, Clinton, CT

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118± Slip “Old Harbor Marina”

Location, location, location on the picturesque Hammonasset River at the mouth of the Indian & Hammock Rivers with direct access through Clinton Harbor past the sheltering Cedar Island peninsula to Long Island Sound.



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The property features 118± slips up to 46± ft long on floating docks with electric & water to accommodate boats of various sizes, travel lift, bulkheads, large gravel parking & dry dock lot, office, boat workshop on concrete pad, bath house with showers & restrooms, storage building, picnic pavilion & much more.

Convenient to Route 1, 20± miles east of New Haven. Close to Hammonasset Beach State Park, one of the state's most popular attractions with boating, fishing, swimming, hiking, cycling, 550+ campsites, nature center & wildlife habitat along 2± miles of beach front. Local attractions also include premium outlet shopping, restaurants, vineyard, antique stores & galleries.



Site: 1.35± acres per ALTA plan, 1.3± acres per assessor with r-o-w access off Waterside Ln through a paved security gate entry with parking beyond.

See Property Info Package: ALTA plan, Freedom Boat Club & other lease/rentals, financials, dredging permit, improvements, equipment, environmental, etc.

Water: Town

Sewer: Private

Zoning: R-20, R-10 & M

Parcel ID: 57A-65-61



Adjacent Town Beach

79 Waterside Lane
CLINTON, CT

Terms of Sale: 10% certified deposit of which \$100,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, September 30, 2024. Balance in 30 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% Broker Commission Offered. Visit JJManning.com for mandatory broker pre-registration requirements.

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Property Info., Photos, Broker Reg. & Full Terms at:

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