



SAMPLE PORTFOLIO  
MARINAS

**12± Acres with Private Boat Basin**

# CONNECTICUT RIVER MARINA

**684 & 700 Tryon St, S Glastonbury, CT**

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

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



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



# JJ Manning

— AUCTIONEERS —

Property Info., Photos & Full Terms at:

**[www.JJManning.com](http://www.JJManning.com)**

**800.521.0111**



# 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](http://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](http://www.JJManning.com) for details & mandatory pre-registration requirements.

CT REB.0790057

BRO 1789

REF 24-2048

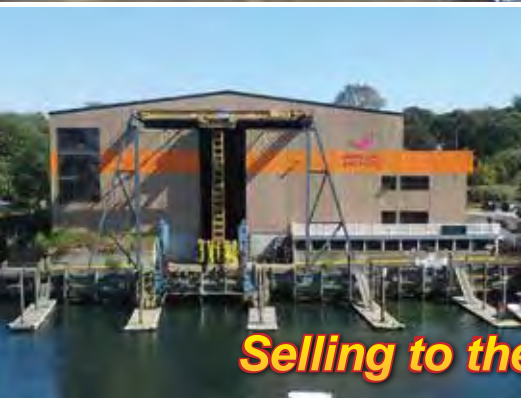
# 35,239± sf. GBA Fully Equipped Facility Selling Turnkey

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

Dated aerial courtesy of Niantic Bay Boat Valet



***Selling to the Highest Bidder, Regardless of Price***

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

**JJ Manning**  
AUCTIONEERS

[www.JJManning.com](http://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, 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](http://www.JJManning.com) for details & mandatory pre-registration requirements.

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CT REB.0790057  
BRO 1651A  
REF 18-1798



# 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**

© Marinas.com

### 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.

# JJManning

—AUCTIONEERS—

Property Info., Virtual Tour & Full Terms at:

**[www.JJManning.com](http://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)

# JJ Manning

AUCTIONEERS

[www.JJManning.com](http://www.JJManning.com)

## 800.521.0111

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



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MA Co Lic 3184  
Bro 1553  
Ref 15-1630





# CLINTON, CT

## 118± SLIP MARINA

JJ Manning  
AUCTIONEERS

JJManning.com

800.521.0111

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

# AUCTION: Friday, September 27 at 12pm On-site

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



# 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.

**AUCTION: Friday, September 27 at 12pm On-site**  
**Property Tour: Friday, September 20 (11am-1pm)**



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

**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.

79 Waterside Lane  
**CLINTON, CT**

**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:

**JJManning.com**

**800.521.0111**



# 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.)



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.

**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.

**JJManning**  
AUCTIONEERS

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

**[www.JJManning.com](http://www.JJManning.com)**  
**800.521.0111**



# **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**

**JJ Manning**  
AUCTIONEERS

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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**

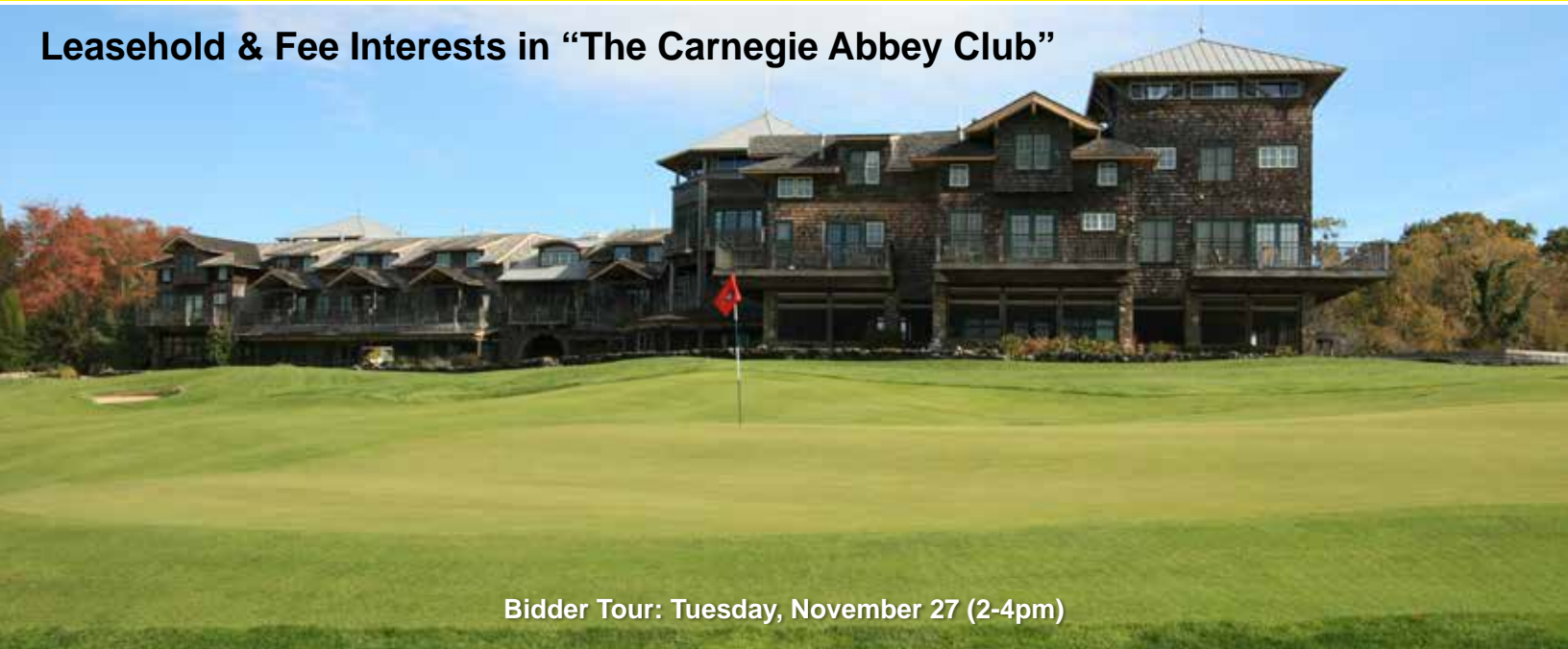
### **Country Club with 18-Hole Waterfront Golf Course**

#### **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”**

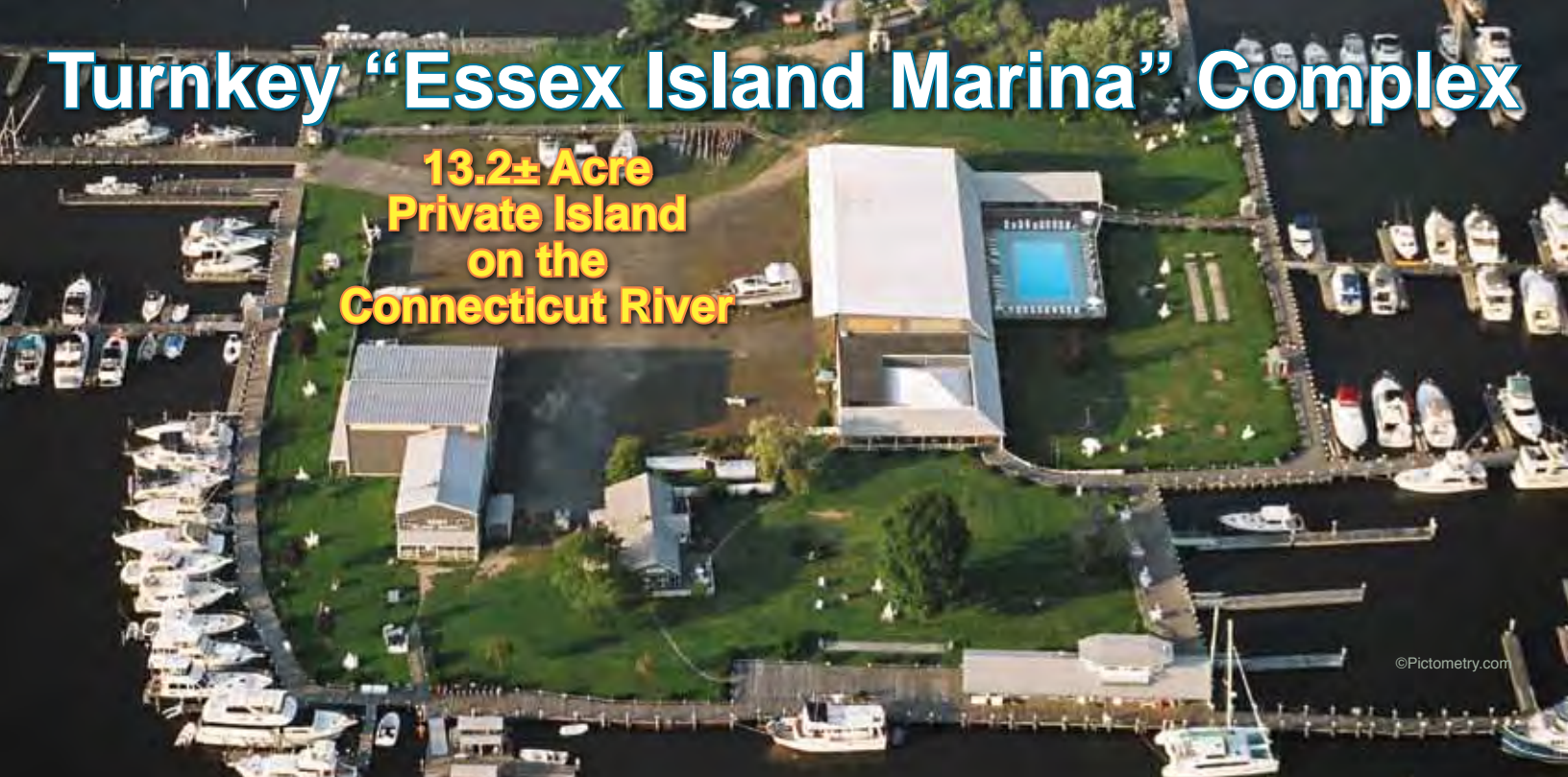


**Bidder Tour: Tuesday, November 27 (2-4pm)**



# 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 5<sup>th</sup> 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 22<sup>nd</sup> (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](http://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](http://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 5<sup>th</sup> at 11am On-site

Property Tour: Tuesday, July 22<sup>nd</sup> (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 5<sup>th</sup> at 11am On-site

Property Tour: Tuesday, July 22<sup>nd</sup> (11am-2pm)



## JJ Manning

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### 800.521.0111

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



CT Lic 429981  
Bro 1515  
Ref 14-1580





# SEALED BID AUCTION

**THE MARINA AT ADMIRAL'S HILL**

**REF # 9-0694**

**1000 JUSTIN DR., CHELSEA, MA**

**SEALED BID DEADLINE**

**THURSDAY, JULY 15<sup>TH</sup> AT 5 PM**

**INSPECTION: JULY 8<sup>TH</sup> 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 Route1 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  anning.com**





# RESCHEDULED AUCTION



## MARTHA'S VINEYARD MARINA, RETAIL & RESTAURANT PROPERTY



REF # 6-0578 WEDNESDAY, AUGUST 7<sup>TH</sup> 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.



**JEROME J.  
ANNING  
& CO., INC.**

268 Summer St., Boston, MA 02210

**800-521-0111**

E-mail: AUCTIONS@JJMANNING.COM



RETAIL SHOP



VIEW OF DOCKING AREA



# FALMOUTH, MA

## 225 BOAT MARINA

- 2.69  $\pm$  acre lot • capacity for approx 225 boats
- 3 water slips, dockage for boats approx 30 ft length
- 1,200  $\pm$  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  $\pm$  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

CALL FOR TERMS  
**2%**  
BROKER  
INCENTIVE OFFERED



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

# PLYMOUTH, MA

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

CALL FOR TERMS  
**2%**  
BROKER  
INCENTIVE OFFERED

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. Kaye, 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



**JEROME J.  
MANNING  
& CO., INC.**

268 Summer St., Boston, MA 02210

800-521-0111





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