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## **JJManning Auctioneers completes \$3.465 million auction of 13.2 acre Essex Island Marina**

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JJManning Auctioneers, a leader in the accelerated marketing and disposition of quality real estate, complete the sale of 11 Ferry St., on behalf of the retiring owner of this family business since 1955. The Essex Island Marina complex is located on a 13.2 acre private island at the entrance to North Cove on the Connecticut River with a mainland dock at Ferry & Pratt Sts. The island is within 30 miles of Mohegan Sun, Mystic Seaport, Groton Naval Base & other attractions.

Improvements on this turnkey property include over 21,000 s/f of building area including a dock office, restaurant, guest services, repair shop, in-ground pool, picnic areas, 125 slips, 14,520 s/f of inside boat storage and outdoor storage for 80 boats.

At the auction, over 100 spectators looked on as 21 registered bidders, each with \$75,000 in certified deposit funds in hand, competed for this marina property. Firm president and auctioneer, Justin Manning opened the bidding at \$400,000 and ended with a final purchase price of \$3.465 million achieved. The successful bidder is currently a marina owner and operator.

JJManning sells high value commercial & residential real estate. With a full schedule of upcoming auctions, the firm is currently accepting consignments for the 4th quarter of 2014.

JJManning Auctioneers provides expert accelerated marketing and asset disposition solutions to Fortune 500 companies, REITs, corporations, government agencies, financial institutions, REO portfolio managers, small businesses, and private individuals across America. Since 1976, JJManning Auctioneers has successfully marketed and sold over 14,000 commercial, industrial, and residential real estate properties.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540