

# PUBLIC AUCTION

**±225 SEAT**

**"STATE OF THE ART"**

**±12,000 S/F FULLY EQUIPPED**

## **WATERFRONT BREWERY & RESTAURANT COMPLEX**

- **±1<sup>3</sup>/<sub>4</sub> ACRES LAND • (2) BUILDINGS •**
- **BREWERY, KITCHEN, BAR & RESTAURANT FURNISHINGS & EQUIPMENT •**



**GREAT MARSH BREWING COMPANY**  
**99 & 103 MAIN STREET**  
**ESSEX, MASSACHUSETTS**

TO BE SOLD ON THE PREMISES

**TUESDAY, SEPTEMBER 15<sup>TH</sup> AT 1:00 P.M. (ET)**

**INSPECTIONS: SATURDAY, SEPTEMBER 12<sup>TH</sup> – 10:00 A.M. TO 3:00 P.M.**

**& DAY OF SALE – 9:00 A.M. TO 1:00 P.M. OR UPON REQUEST**



**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



**2018 BRAUKON CLEAN INPLACE SYSTEM**

**BREWHOUSE**

- **2018 Braukon Brewhouse Including:**
- Braukon 30 HL S.S. Vertical Calandra Brew Kettle w/ Vapor Recovery
- Braukon 30 HL S.S. Lauter Ton w/ Fully Automatic Rake & Vapor Flow
- Braukon 30 HL S.S. Whirlpool, Plate Chiller w/ Vapor Recovery
- 3-Head Automatic Hop Doser & Perfect Innovation IT Digital Controls
- Braukon Port. Hop Gun • Etc. •



**CARBONATION SYSTEM**

**STAINLESS STEEL TANKS**

- **2018 Braukon 30 HL S.S. Jacketed Hot Liquor Tanks •**
- **(8) 2019 Braukon 60 HL-CCT S.S. Double Jacketed Glycol Chiller Fermentation Tanks •**
- **(8) 2019 Braukon 30 HL-CCT S.S. Double Jacketed Glycol Chiller Fermentation Tanks •**
- **(2) 2019 Braukon 60 HL S.S. Jacketed Brite Tanks •**



**FERMENTATION TANKS**

**GRIST MILL**

- **2018 Tauber Grist Mill, Mod. MALZMUHLE, S/N UM4-175-200 w/ (3) Grist Cases, (32"x32"x36"), (45"x45"x41"), (60"x60"x84") •**

**MISCELLANEOUS BREWERY EQUIPMENT**

- **2018 Braukon 12+ (3) Vessel 10 HL Clean-In Place System •**
- **2018 Braukon De-Aerated Hot Water Tank, 10 BBL •**
- **2019 Corosys Continuous Carbonation System/COCD Waster De-Aeration System •**
- Centrifuge w/ GEA Touch Screen Control • Etc. •



**2018 TAUBER GRIST MILL**

**CANNING & LABELING SYSTEM**

- **2019 Angelus 6-Head Canning & Labeling System, 50-Cans Per Minute, Mod. CB50F, S/N 13861, w/ Inline Paradigm 700 Labeling System •**

**DEPALLETIZER**

- **SKA Fabricating Can & Bus Depalletizer w/ 5'x4'x10' Pallet Elevator & Can Sweeper, Digital Controls •**

**KEG WASHER**

- **2019 A. Gruber Keg Washer, 20 Kegs Per Hour, Mod. BABYKEG, S/N 2018078 •**

**BOILER**

- **2019 Certuus Steam Boiler, Type CVE-600-TC, S/N 14927, w/ Digital Controls •**

**COMPRESSOR**

- **Ingersoll Rand R7.5I Total Air Compressor Sys., Mod. 475E8888001 •**

**GRAIN SILOS**

- **(2) 2019 Schuld/Bushnell HP-60 Bulk Grain Bins, 17 1/2 Ton Cap. •**



**GRUBER KEG WASHER**

**LAB EQUIPMENT**

- **Nexclean Bioscience Cellometer X<sup>2</sup> Fluorescent & Cell Viability Counter • Anton Par Alex 500 Alcohol & Extract Meter •**
- **Ike Werke HS501 Digital Reciprocating Shaker •**
- **Velp Scientific Arc Heating Magnetic Stirrer •**
- **Auto Pilot CO<sup>2</sup> Temp Monitoring Data Logger •**
- **(3) Rainin E4-XLS Electronic Pipettes • (2) Thermal Scientific Forma Steri-Cut CO<sup>2</sup> Incubators •**
- **Airclean 600-PCR Workstation • Fristaden Lab Magnetic Stirrer, #5H-3 • SRA Digital Ultrasonic Cleaner • Am-Scobe Microscope •**
- **Drummond 1/2 H.P. Transfer Pump • (3) Brewtech S.S. Mash Tun Kettles • More Beer Port. S.S. Home Brew Station •**
- **Winline Hand-Held Dig. Wine Refractor •**



**OVERVIEW OF BREWERY**



★ **(225) Ass't. Beer Kegs** ★



**GRAIN SILOS**

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 BUILT 2019  
 • ±1¾ ACRES LAND • (2) BUILDINGS •



**GREAT MARSH BREWING COMPANY**  
 99 & 103 MAIN STREET  
 ESSEX, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

**TUESDAY, SEPTEMBER 15<sup>TH</sup> AT 1:00 P.M. (ET)**

SALE PER ORDER OF MORTGAGEE & SECURED PARTY  
 JACK ANETAKIS, ESQ.

OF THE FIRM OF HINCKLEY ALLEN, 28 STATE STREET, BOSTON, MA  
 ATTORNEY FOR MORTGAGEE & SECURED PARTY

**TERMS OF SALE**

**REAL & PERSONAL PROPERTY (ENTIRETY): \$150,000.00 INITIAL DEPOSIT BY CERTIFIED FUNDS.**  
 6% BUYERS PREMIUM APPLIES.

DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.  
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

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Visit our Website @ [www.posnik.com](http://www.posnik.com)

Aaron Posnik & Co., Inc.  
 31 Capital Drive  
 West Springfield, MA 01089

Presorted  
 First Class Mail  
 U.S. POSTAGE  
 PAID  
 Permit No. 12  
 Springfield, MA

RETURN SERVICE REQUESTED

**1% BROKERS INCENTIVE OFFERED**

MA Auc. Lic. #161  
 Est. 1932  
 PA Auc. Lic. #AY000241L

Aaron Posnik & Co., Inc.  
 31 Capital Drive • West Springfield, MA 01089  
 (413) 733-5238 (Fax) 731-5946

Aaron Posnik & Co., Inc.  
 P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
 (610) 853-6655 (Fax) 583-6633

# TUESDAY, SEPTEMBER 15<sup>TH</sup> AT 1:00 P.M. (ET)

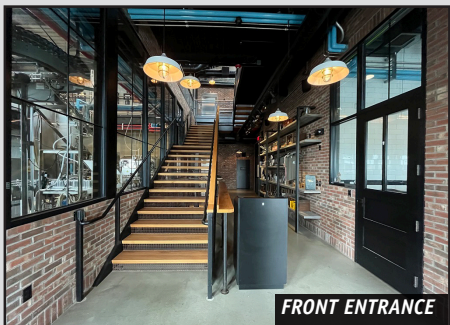
## 99 & 103 MAIN STREET ESSEX, MASSACHUSETTS



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 "STATE OF THE ART"  
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 • ±1¾ ACRES LAND • (2) BUILDINGS •



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# ±225 SEAT "STATE OF THE ART" ±12,000 S/F FULLY EQUIPPED BREWERY & RESTAURANT COMPLEX BUILT 2019

• ±1¾ ACRES LAND • (2) BUILDINGS •

**LAND:**

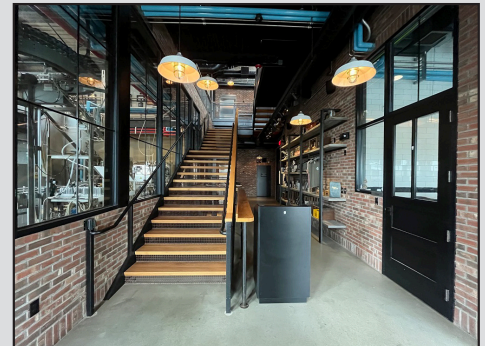
- ±1¾ Acre of Land (Both Parcels) •
- ±307 Total Ft. Frontage on Main Street (Rt. 133) •
- Paved Parking for ±52 Vehicles •
- Public Water & Sewer • Curbing •
- Signage • Landscaping •
- Assessor's ID: Map 135, Lots 1 & 2 •

**103 MAIN STREET:**

- Single Story Commercial Building • ±1 Acre of Land •
- Built ±1969 (Renovated 2022) •
- ±1,498 S/F of Building Area • Gas FWA Heat •
- Views of Essex River, Marshes, Sands of Castle Neck •
- Brick Exterior • 200 Amp Electrical Service •
- Outdoor Beer Garden & Patio Dining Area (Built 2022) •
- (2) Overhead Doors (Street Level) •

**99 MAIN STREET (BREWERY/RESTAURANT):**

- ±225 Seat, 2 Story Commercial Brewery/Restaurant Building •
- Built in 2019 • ±¾ Acres of Land •
- ±11,799 S/F of Building Area •
- ±150 Ft. Frontage on Main Street (Rt. 133) •
- Floor to Ceiling Windows • Outdoor Deck •
- Views of Essex River, Marshes, Sands of Castle Neck •
- Gas FWA Heat • Central Air Conditioning (Rooftop) •
- Exposed Ceilings • 100% Sprinklered •
- Handicap Accessible • Clapboard Siding •
- Elevator • Outside Bar • Overhead Door •



**First Floor:**

- "State of the Art" Production Brewery •
- Private Tasting Room/Bar (50 Person Capacity) •
- DIY Brewing Lab • 30 HL Brewery •
- Refrigerated Storage • Tailboard Loading Dock •
- (3) Restrooms • Office • Maintenance Closet •



**Second Floor:**

- Dining Area • Main Bar • Commercial Kitchen •
- (2) Restrooms •

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**MORTGAGEE'S SALE OF REAL ESTATE, BREWERY, KITCHEN, BAR**



**FURNISHINGS & EQUIPMENT PURCHASED NEW 2018 - 2019**

**Aaron Posnik**  
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# 99 & 103 MAIN STREET, ESSEX, MASSACHUSETTS

## & RESTAURANT FURNISHINGS & EQUIPMENT



PERLICK BACK BAR COOLER



DELFIELD BAIN MARIE



DELFIELD BAIN MARIE

### S.S. KITCHEN EQUIPMENT

- **Blodgett** Double Deck Convection Oven, Gas, Mod. ZEPHIRE100-G •
- **Baker's Pride** 36" Pizza Oven •
- **Southbend 8B** Range/Oven, #P48D-8888 •
- **Southbend 6B** Range/Oven, #P36D-BBD •
- **Southbend** Salamander Broiler •
- **Southbend & Star Max** Gas Char broilers •
- **Southbend** Gas Griddle, #DG-36 •
- **Delfield** 36" Steam Table, #EHE136C •
- (2) **Delfield** 3' & 5' Chef Bases •
- (4) **Pitco** Port. Gas Friolators, #SG14 •
- **Crescor** Heated Holding & Proofing Cabinet •
- **Hatco** Food Warmers & Heat Lamp • Etc. •
- ★ **ADS Flow Through Dishwasher, HT-25** ★
- **American** 30' x 15' x 15' Walk-In Cooler w/ Sliding Doors, w/ Blower, Compressor & Monitoring System •
- **American** 10' x 7' x 8' Walk-in Cooler w/ Inner 5' x 7' x 8' Walk-In Freezer, w/ Blowers, Compressors & Monitoring System •
- **American** 6' x 8' x 11' Walk-In Freezer w/ Blowers & Compressors •
- **Hoshizaki** Ice Machine, #KM-1100 •
- (2) **Delfield** 4' & 5' Bain Marie •
- **Gem** 13' Reach-In Refrig. Unit • Etc. •

### MISCELLANEOUS KITCHEN EQUIPMENT/SMALLWARES

- **Winholt** Tray Racks • Ingredient Bins • Tray Stands •
- Dish & Glass Racks • Rubbermaid Carts •
- Fry & Saucepans • Stock Pots • Mixing Bowls • Colanders •
- Frying Baskets • Hotel Insert Pans • Dishware •
- Glassware • Lg. Qty. Utensils • Ice Buckets •
- Pot Racks • S.S. Prep. Tables • Prep & Pack Counters •
- S.S. Sinks • Etc. • Etc. •

### EXHAUST HOODS

- **Captive-Aire** 21' Double Unit, w/ S.S. Backsplash •
  - (2) **Captive-Aire** 11' x 6' S.S. Ex. Hoods, w/ Backsplash •
  - **Captive-Aire** 42" Ex. Hood •
- (All Hoods w/ Anslu Systems)

### BAR EQUIPMENT

- **True** 3' Beer Cooler, T-36-GC •
- **True** Back Bar Cooler, T-BB-24-48 •
- **Perlick** 5' Back Bar Cooler, BB560 •
- (2) **Perlick** Undercounter Refrigerators •
- **CMC** Undercounter Glass Washer •
- ★ (2) **Gruber Growler Filling Stations** ★
- (5) Chrome Draft Beer Stanchions, 7, 8 & 16 Spigot •
- **Perlick** Bar Sinks, Ice Bins & Speed Racks •
- Gd. Qty. Glassware & Bar Accessories • Etc. • Etc. •

### RESTAURANT & BAR FURNISHINGS

- (120) Folding Chairs • (40) Uph. Armchairs •
- (30) Hi Back Bar Chairs • (20) Uph. Wood Chairs •
- 4-Seater Booths • U-Shaped 6-Seater Booths •
- (50) Ass't. Steel Stools • (50) Ass't. Tables •
- Highchairs • Booster Seats • Menu Boards •
- Hostess & Waitress Stations • Waste Receptacles •
- ★ (5) **48" LG Flat Screen TV's** ★
- Stanchions • Umbrellas • Fold-up Canopy •
- Trade Show Displays • Etc. • Etc. •

### SUPPORT EQUIPMENT

- **Karcher** Port. Pressure Washer •
- (4) **Uline**, Crown & Global Pallet Jacks •
- 8' Steel Pallet Racking w/ Wire Decking •
- (20) Sections Metro Shelving • S.S. Wall Shelves •
- Dock Plates • Stepladders • Pedestal Fans •
- Scaffolding • Dollies • Storage Pallets •
- Maintenance Equipment • Etc. • Etc. •

### COLLECTIBLES & WALL DECOR

- Gd. Qty. Collectible Games, Models, Beer Mugs, Posters, Beer Signs, Record Albums, Wood Crates, Beer Cans & Bottles, Framed T-Shirts, Coasters, Punch Out Games, Photos, Logo Beer Trays, Dart Boards, Etc., Etc.
- ★ **Entire 15' Shuffleboard Game Table** ★

★ 2019 Rugged 8' x 5' S/A Aluminum Trailer, Vin #1F9F1U819KH475035 ★



2019 RUGGED 8' ALUMINUM TRAILER



GRUBER S.S. GROWLER FILLER MACHINE 1 OF 2



BLODGETT CONVECTION OVENS



BAKERS PRIDE PIZZA OVENS



SOUTHBEND OVEN & BROILER



BEVERAGE COOLER