

**ESSEX COUNTY
NOTICE OF SALE - THE WESTPORT HOTEL**

PLEASE TAKE NOTICE that Essex County is seeking sealed bids for the purchase of The Westport Hotel located at 6691 Main Street, Westport, NY, 12993, bearing Town of Westport Tax Map No. 66.56-1-25.000 described in a deed dated the 2nd day of June 2022, given by Michael G. Diskin to Essex County which deed was thereafter recorded in the Office of the Essex County Clerk at Book 2085/Page 179 on the 3rd day of June 2022, and also as described in a deed dated August 29, 2016, recorded at Book 1846/Page 308.

The property is 0.90 acres in area with a total square footage of 7,496 square feet and has been used in the past as a restaurant and tourist lodging.

SUBMISSIONS SHALL BE MADE BY SEALED BIDS IN HARD COPY FORMAT ADDRESSED TO: LINDA WOLF, ESSEX COUNTY PURCHASING AGENT, P.O. BOX 217, 7551 COURT STREET, ELIZABETHTOWN, NEW YORK 12932. ALL SUBMISSIONS MUST BE RECEIVED BY ESSEX COUNTY BY SEPTEMBER 12, 2022 AT 3:00 P.M. BIDS WILL BE PUBLICLY OPENED AT THIS ADDRESS AND TIME.

PREFERENCE WILL BE GIVEN TO BIDDERS SEEKING TO USE THE PROPERTY AS A COMMERCIAL RESTAURANT AND/OR TOURIST LODGING ESTABLISHMENT.

TERMS AND CONDITIONS:

Sale Terms:

1. The property is being sold "as-is." Essex County makes no guarantee/warranty as to the condition of the facility.
2. Purchaser will receive a bargain and sale deed with covenant against grantor's acts.
3. Purchaser shall be responsible for all abstracting and title work/title insurance.
4. Proposals that include the continued operation of The Westport Hotel as a hotel, restaurant and tourist facility will be given preference.

5. All bids must be submitted with a certified check in the amount of \$1,000.00 payable to the County of Essex as a “bid bond” to be applied to the purchase price or returned as the case may be.
6. There shall be a ten percent (10%) Earnest Money Deposit upon contract.
7. There is no known survey of the property. Any survey will be at purchaser’s expense.
8. The purchase is subject to the Essex County Board of Supervisors approval.
9. Closing will occur on or before November 10, 2022. Time being of the essence.
10. **Purchase is subject to purchaser’s satisfaction that title is marketable and insurable, that all utilities are functioning properly and all other standard and reasonable contract conditions normally associated with the purchase of a commercial building in Essex County, keeping in mind that the building itself and its components are being sold “as-is” with no warranties.**

Bid Submission and Due Date:

1. Bids will be submitted in a sealed envelope addressed to Linda Wolf at the below address:

Attn: Linda Wolf
Essex County Purchasing Agent
Essex County, New York
Essex County Government Center
7551 Court Street, P.O. Box 217
Elizabethtown, NY 12932
2. Bids must be marked on the outside with title, due date, time and name of the person submitting the proposal. Title Bids: “Sale of The Westport Hotel.”
3. Bids must be submitted by Thursday, September 12, 2022, at 3:00 PM EST. Bids must be received and time stamped at the Essex County Government Offices on or before the above specified date and time. It is the Bidder’s responsibility to assure bids are received at the above location by the specified time. Late bids will be returned.

4. Bids must be submitted in hard copy form.

Additional Property Information: Additional information regarding the property can be requested at: Daniel T. Manning, Essex County Attorney, P.O. Box 217, Elizabethtown, NY 12932, (518) 873-3380, daniel.manning@essexcountyny.gov.

Site Visits: Site visits will be held at the premises. Contact Dan Palmer, Essex County, County Manager (518) 873-3333 or countymanager@essexcountyny.gov for dates and times.

ESSEX COUNTY RESERVES THE RIGHT TO REJECT ALL BIDS, AND TO DETERMINE THAT NONE OF THE BIDS ARE IN THE COUNTY'S BEST INTEREST, AND RE-BID.

_____/s/_____
Linda Wolf, Essex County Purchasing Agent