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Shuttered marina heads to foreclosure auction

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South Baltimore's HarborView Marina will head to foreclosure auction.

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By [Garrett Dvorkin](#) – Reporter, Baltimore Business Journal
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Story Highlights

- HarborView Marina in Baltimore will be auctioned on May 28.
- The marina closed in March due to structural concerns.
- The auction includes the marina, office and restaurant space and unfinished expansion projects.

A South Baltimore marina is headed to foreclosure auction after abruptly shutting down this spring.

The 278-slip HarborView Marina, [which closed at the end of March](#), will be sold at auction next month.

The on-site sale, scheduled for May 28 at 2 p.m., includes not only the marina but also the first two floors of a building at 500 Harborview Drive, which houses Di Pasquale's Marketplace [and a new event venue](#). The auction comes not long after the marina shuttered last month, citing structural concerns over its main pier and leaving boaters just two weeks to find alternate accommodations.

"This is the best-located marina in the Baltimore area, and it has excellent parking and views," said Dan Billig of A.J. Billig & Co., the auction house handling the sale. "There is a lot of potential here, and with the right operator, it could be a viable and successful operation."

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The marina's owners, who the [Baltimore Banner](#) identified as [Dr. Selvin Passen](#) and [Richard Swirnow](#) in March, could not be reached on Monday.

No opening bid is listed for the auction, but a deposit of \$500,000 will be required to bid on the properties. The winning bidder would then need to increase their deposit to 10% of the final purchase price within one day of the sale, according to the listing from A.J. Billig & Co.

The marina is being sold in "as is" condition, which could give potential buyers some pause. The marina informed boaters in mid-March that it was closing after a report from marine engineers that found "safety concerns about the

current condition of the fixed pier." Billig said he has no more information on the pier, and that he doesn't know whether it needs repair work.

The marina closed while in the midst of a large expansion project, and the new owners will have the opportunity to complete that work. The sale will include around 50 unfinished wet slips, which would have grown the marina's capacity to around 330 slips. The marina was also in the midst of adding a large yacht extension, and auction filings state that there are currently five unfinished large yacht slips.

The auction includes much more than just the marina. The winning bidder will also own 17,500 square feet of floor space that includes a restaurant and offices. The space currently houses a Di Pasquale's market and Venue XIV, a 7,000-square-foot event space [that recently replaced Tabrizi's](#). The auction includes the leases and rights to manage the liquor licenses held by the tenants.

Also included in the sale are certain submerged lands around the marina, which Billing said can be used by piers. The marina used one such pier, called the raw barge, as an office. The barge is also included in the auction.