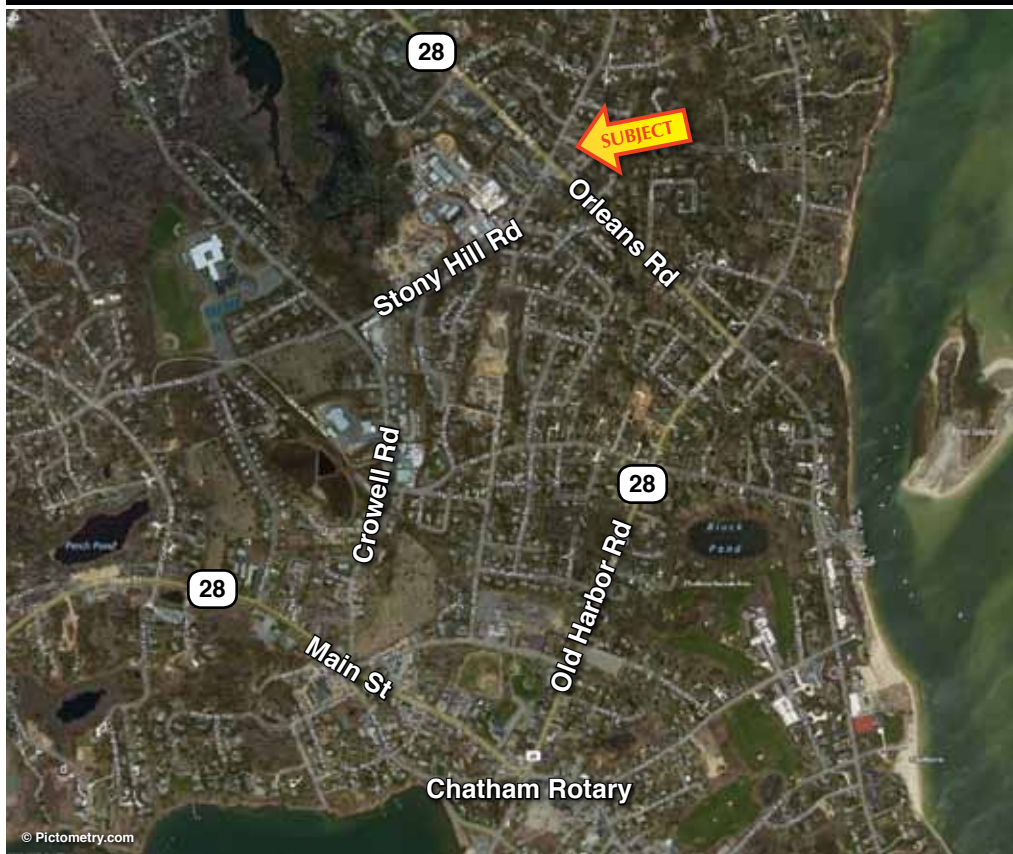


# 2 Adjacent 1<sup>st</sup> Floor Commercial/Office Condos

*"Nickerson Corners Condominium"*

## 214 Orleans Rd. (Rt. 28), Units A & B, N. Chatham, MA



**1,140± & 595± sf. Condos**  
*To be Offered Individually & in the Entirety*



## **AUCTION:** Thursday, July 6 at 11am On-site

**Next to Post Office, 1.1± Miles to Chatham Rotary**  
**Close to Shops, Restaurants, Golf, Marina & Beaches**

**Complex:** 22-unit mixed-use (12 comm. & 10 res. above) on 2.5± acre corner lot with access from Rt. 28 & Stony Hill Rd. to common paved parking lot for 50± cars

**Description:** 1-story attached condos on inside corner of complex in 1986 building overlooking landscaped common area courtyard with benches & brick walkways

**Legal Ref.:** Barnstable County C398-210-E

**Zoning:** SB – Small Business

**Condo Docs, Fees, Lease & Utilities:**

See Property Info. Package

**Unit 214A**

*Vacant*

**Parcel ID:** 14H-64-X214A-0

**Unit Area:** 1,140± sf. (30' x 38') per Assessor

**Layout:** Reception area, 7± offices, full bath, interior stair to basement storage, side door to lot, buyer to provide new flooring

**Unit 214B**

*Currently Rented to Therapist*

**Parcel ID:** 14H-64-X214B-0

**Unit Area:** 595± sf. (17' x 35') per Assessor

**Layout:** Reception area, offices, restroom, back door to lot, basement storage access in exterior hall

**Terms of Sale:** 10% certified deposit of which \$5,000 per Unit or \$10,000 in the Entirety minimum deposit in cash, certified or bank check at auction & remainder by 4pm ET on Monday, 7/10/17. Balance in 45 days. 10% Buyer's Premium. 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.

**Buyer's Broker Terms:** Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration.

**Property Preview:**  
**Friday, June 30 (11am-1pm)**

# JJManning

— AUCTIONEERS —

Property Info., Photos, Broker Reg. & Full Terms at:

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

## 800.521.0111

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



MA Co Lic 3184 • Bro 1613 • Ref 17-1732/3





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