

WORCESTER, MA

3± Acres of RG-5 & MG-2 Zoned Land

Prime Residential Development Opportunity

**Comprised of 3 Assessors Parcels to Be Sold in the Entirety
With Site Plan Approval for 64± Rental or Condo Units
In a 5-Story Building to Maximize Elevated City Views**



AUCTION: Wednesday, July 12 at 11am On-site

JJ Manning

— AUCTIONEERS —

www.JJManning.com

800.521.0111

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



MA Co Lic 3184
Bro 1614
Ref 17-1734



Terms of Sale

10% certified deposit of which \$25,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, 7/14/17. 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 & 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% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.



3± Acres of Primarily Residential Development Land

Site Plan Approval for 64± Rental or Condo Units
In a 5-Story Building to Maximize Elevated City Views

0 & 9 Hemans St.
40R Milton St.
Worcester, MA

Centrally located a short distance to downtown, close to colleges & universities, museums & Indian Lake with easy access to public transportation as well as the intersection of I-190 & I-290

Zoning: 2.2± ac. RG-5 (Res. General) & .82± ac. MG-20 (Manuf. General)

See Property Info. Package: For plans, reports, decisions & more relative to a proposed 5-story residential building with 64± rental or condo units, 128± parking spaces & retaining walls per an Amendment for a Definitive Site Plan Decision approved with conditions by the Planning Board on 3/1/17

Current Improvements: 2,752± sf. 2-story 2BR, 2BA home with full unfinished basement which the development plan requires to be razed

Available Utilities: City water & sewer, gas, electric, cable

Legal Ref.: Worcester County 5428/337

Summary of Worcester, MA Tax Assessor's Parcels

Address	Parcel ID	± Square Feet	± Acres	Zoning
0 Hemans St.	09-030-007-2	16,365	0.38	RG-5
9 Hemans St.	09-030-0009	79,397	1.82	RG-5
40R Milton St.	09-030-004-5	35,860	0.82	MG-2
	TOTALS	131,622	3.02	

DEVELOPER'S AUCTION: Wednesday, July 12 at 11am On-site

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

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