

N. Andover, MA

25,745± sf. Commercial/Retail Building

4.4± Acres at Busy Rt. 114 Signaled Intersection

JJ Manning
AUCTIONEERS

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800.521.0111

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

MA Co Lic 3184
Bro 1625
Ref 18-1758



BOUNDARIES APPROXIMATE © Picometry.com

AUCTION: Tuesday, March 6 at 11am On-site

Terms of Sale

5% certified deposit of which \$250,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder by 4pm ET on Thursday, March 8, 2018. Balance in 30 days. 1.75% Buyer's Premium will be added to the high bid & result will be the total purchase price. 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.

25,745± sf. Commercial/Retail Building
4.4± Acres at Busy Intersection with Rt. 114 (Salem Tpk.)
Income Property Tenants Include Walgreens & Petco

800 Waverly Rd., N. Andover, MA

a/k/a 790-800 Waverly Rd.



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Central location near high density residential, shopping & medical centers, Merrimac College, Den Rock Park & more. Convenient to I-93 & I-495, 24± miles north of Boston with easy access to the MBTA commuter rail.

Recent List: \$15,865,440

Lease Info.: See Property Info. Package

Parcel ID: 027.0-0016-0000.0

Plan Ref.: Essex N. County 15382 of 2006

Zoning: PCD - Planned Commercial Development

Frontage: 660± ft. Waverly Rd. & 511± ft. Rt. 114 with in/out curb cut on each

Site: 4.42± ac. (192,535± sf.) corner lot with 155± paved parking spaces, landscaped islands & retaining walls with steps to Rt. 114

Design: 25,745± sf. 1-story retail built on concrete slab in 2007. #800 (14,692± sf. Walgreens drive-thru) & #790 (11,053± sf. Petco) buildings attached at front corners to create a continuous canopy covered exterior walkway

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Property Information, Photos & Full Terms at:

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