

# Commercial Brick Building on .21± Acres Zoned IB with Potential Views of the Acushnet River **NS Manomet St., New Bedford, MA** Across from Victoria Riverside Townhouse Lofts



**Selling to the Highest Bidder, Regardless of Price**

## **ABSOLUTE AUCTION** Thursday, June 28 at 2pm On-site

Former storage yard for textile manufacturer, Cliftex Corp., set on a strip of land overlooking the Acushnet River in an area revitalized by recent residential loft conversions near Whaler's Cove Assisted Living & light manufacturing.

Primarily used by Cliftex between 1979-2000, the building is vacant for immediate adaptation or use

**RE Tax Assessment: \$93,400**

**Improvements:** 1 elevated story 70± ft. long brick storage building with 2,000± sf. of floor space closest to river with a corrugated steel covered open ell, 2 concrete enclosures & surrounded by 10± ft. high concrete barrier walls with one main access opening to the concrete courtyard

**Terms of Sale:** 10% certified deposit of which \$10,000 in cash, certified or bank check at auction & remainder by 4pm ET on Friday, June 29, 2018. Balance in 30 days. 10% 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 and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other

**Zoning:** IB – Industrial B District

**Site:** .21± acres with 115± ft. of street frontage

**Environmental:** See Property Info. Package for PH 1 Site Assessment dated 5/5/05

**Ref.:** Bristol County S. 8341/293 (Deed), Plan 158/66 Lot A

**Parcel ID:** 105-207

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 in order to be considered.

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

**Property Tour:  
Auction Day (1-2pm)**

# JJManning

— AUCTIONEERS

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

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

**800.521.0111**

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