

Prime Residential Development Land 6.5± Acres Zoned 1F-6000 0 Harvard St., Mattapan (Boston), MA



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Tuesday, August 21 at 11am On-site (Look for Signs)

JJ Manning

— AUCTIONEERS —

In Cooperation with Julian Addy

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REF 18-1785

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% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

Terms of Sale: 10% certified deposit of which \$25,000 in cash, certified or bank check at auction & remainder by 4pm ET on Wednesday, 8/22/18. Balance in 45 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 & 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.

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Set within an oasis of over 225± acres of open space in a beautiful community primed for new development. Convenient to Cummins Highway bus line, Mattapan Square T Station & the new Blue Hill Avenue commuter rail station that will provide direct Fairmount Line service to South Station. Don't miss the opportunity to develop an increasingly rare parcel of this size.



Last List: \$3MM
Parcel ID: 1803370900
Site: 6.53± sf. (284,296± sf.) heavily wooded, predominantly upland with stone wall & sidewalk at Harvard St.
Zoning: Greater Mattapan Neighborhood 1F 6000 – Single family
Frontage: 483± ft. Harvard St. & 371± ft. Livermore St.
Legal Ref.: Suffolk County 24035/295
Plan Ref.: Suffolk County 19593/72 Parcel D
Commercial Re Tax Rate (2018): \$25.20
See Property Info. Package: Proximity to the 130± acre City owned historical Mt. Hope Cemetery requires any construction projects to be reviewed by Boston Parks & Recreation under Ordinance 7.4-11. Selling subject to existing Order of Conditions.
Locus: These former grounds for the Pendergast Preventorium may be found using 950 Harvard St. as a guide to locate property that lies between Pudding Stone Estates & Stonecrest Rd., directly across from cemetery.

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