

FAIRHAVEN, MA ❖ MIXED-USE
6,248± sf. 1912 Brick Mansion
.77± Acres with Panoramic Fairhaven Harbor Views
Walking Distance to Restaurants & Fort Phoenix Park



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION
Thursday, November 15 at 11am On-site

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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



Terms of Sale: 10% certified deposit of which \$30,000 in cash, certified or bank check at auction & remainder by 4pm ET on Monday, November 19, 2018. Balance at closing, January 2, 2019. 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.

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.

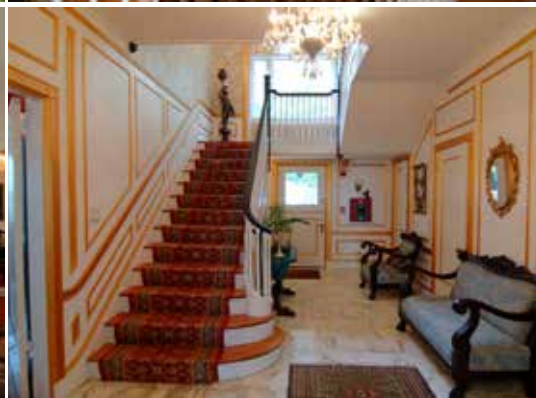
Open House: Thursday, November 8 (11am-1pm)

MA AUC LIC 3184
MA BROKER LIC 5850
BRO 1653
REF 18-1800

6,248± sf. Mansion Overlooking Fairhaven Harbor

1 Main St., Fairhaven, MA

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Previously operated as a B&B, this mixed-use zoned property has potential for a wide variety of uses in the heart of historic Fairhaven within walking distance to public transportation, shops, restaurants, marina & Fort Phoenix Park

Property Tour:

Thursday, November 8 (11am-1pm)

RE Tax Assessment: \$950,400

Site: 77± ac. corner lot at Main St. & Church St. with lawns, gardens, patio, large shed, detached 2-car garage, 12± paved parking spaces

Mansion: 6,248± sf. brick built in 1912 offers wood floors & historic detail

Beds/Baths: 2 master BR suites + 6 BR each with BA, 2 half BA (6 units per Assessor)

1st Fl.: 3,768± sf. with foyer, kitchen, pantry, laundry, LR, DR, master BR suite, library, solarium; back section with 330± sf. sunroom, 960± sf. great room & 360± ft. studio/shop offers interior/exterior access ideal for public uses

2nd Fl.: 2,480± sf. with master BR suite + 6 more BR each with BA

Attic & Full Basement: 2,480± sf. each

Renovations: Portico, slate roof, interiors, systems including heat, electric & more

Utilities: Town water & sewer, gas, electric

Parcel ID: 05-002

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

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