

BROCKTON, MA

14,200± sf. Comprised of 3 Commercial Condos

Operated as "TGA Fitness" Since 1987

Zoning Permits Many Possible Uses

Re: The Estate of Gordon G. Asack



Selling in the Entirety with All Equipment

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 \$25,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Monday, November 19, 2018. 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.

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.

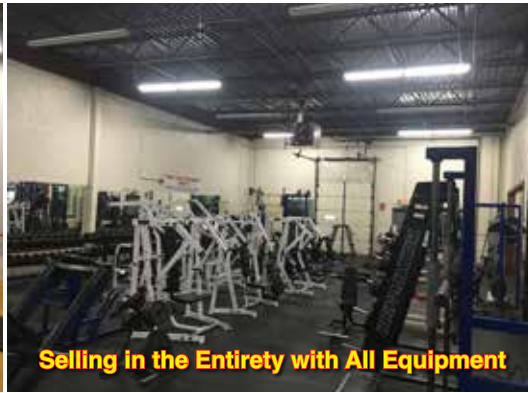
Property Tour: Friday, November 9 (11am-1pm)

ESTATE AUCTION
Friday, November 16 at 11am On-site

14,200± sf. Comprised of 3 Commercial Condos

244 Liberty St., Units 8, 9 & 10, Brockton, MA

Operated as "TGA Fitness" Since 1987



These 3 adjoining interior commercial/medical condos are being sold together with all equipment & the established "TGA Fitness" name may be adopted offering flexibility & a variety of income potential in a busy location close to the W. Bridgewater town line, 1.3± miles to Stonehill College, 2± miles to Rt. 24

Property Tour:

Friday, November 9 (11am-1pm)

RE Tax Assessment: \$608,700

Parcel IDs: 008-207, 208, 209

Zoning: Industrial, Medical Marijuana Overlay

Complex: 244 Liberty Street Condominium with 20± full units, # 8-10 are in PH1, an 11± unit concrete office/warehouse built on slab in 1987

Area: 14,199± sf. total (4,733± sf./unit) with 10,584± sf. on 1st floor & 3,615± sf. mezzanine with 2 locker rooms

Loading: 2 drive-up bays, 1 concrete dock

Systems: Gas-fired hot air, central a/c, alarm, sprinkler

Utilities: City water & sewer, electric, gas

Legal Ref.: Plymouth County 48724/244

% Common Areas: .1443 (.0481/unit)

Allotted Parking: 33.9 spaces

See Property Info. Package: For condo docs, fees & services included

JJ Manning
AUCTIONEERS

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

www.JJManning.com

800.521.0111

ESTATE AUCTION: Friday, November 16 at 11am On-site