

NEW BEDFORD, MA

122,290± sf. Manufacturing on 1.25± Acres
Power Plant & Iconic Flour Silo on .46± Acres

FORMER SUNBEAM BAKERY SITE



JJ Manning

AUCTIONEERS

www.JJManning.com

800.521.0111

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



MA AUC LIC 3184
MA BROKER LIC 5850
BRO 1678
REF 19-1844

Terms of Sale: 10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Friday, 9/27/19. 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 & 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: Wednesday, September 18 (11am-1pm)

ABSOLUTE AUCTION

Wed., September 25 at 11am On-site

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

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NEW BEDFORD, MA

Landmark property comprised of 2 Assessor's parcels directly across Coffin Ave. Conveniently located between Acushnet & Bellevue Avenues with easy access to I-195.

RE Tax Assessment: \$989,900

Parcel IDs: 104-43 & 99-2

Zoning: IA & MUB

Environmental: See Property Info. Package

229-241 Coffin Ave.

Site: 1.25± zoned Industrial A acres with frontage on Coffin Ave, N. Front St. & Phillips Ave., loading/parking area, (2) 300± ft. wells in addition to City water

Structure: 122,290± sf. GBA 1-3 story brick manufacturing plant built in the 1930's with modifications through 1961, 31,004± sf. basement, heavy electric, multiple loading docks & drive-in doors

252 Coffin Ave.

Site: .46± zoned Mixed-Use Business acres per Assessor with parking lot

Structure: 1,782± sf. 1-story concrete block on slab power plant built in 1960, 4,020± sf. masonry industrial shop with overhead door & former flour silo built in 1963

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Property Info., Broker Registration & Full Terms at:

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