



30-ROOM HOTEL, SPA & RESTAURANT/FUNCTION SITE

k/a “Stonehedge Hotel & Spa” 🌿 “NoLo Bistro & Bar”
10± Acres Across from the Merrimack River
160-170 Pawtucket Blvd. (Rt. 113), Tyngsboro, MA

AUCTION: Thursday, December 5 at 11am On-site

JJ Manning

AUCTIONEERS

www.JJManning.com

800.521.0111

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



MA AUC LIC 3184
BRO 1684
REF 19-1851

Terms of Sale: 10% certified deposit of which \$50,000 by certified or bank check at this Mortgagee's Foreclosure auction & remainder within 3 days. Balance in 45 days. 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.

30-Room Hotel, Spa & Restaurant/Function Site

k/a "Stonehedge Hotel & Spa" 🌿 "NoLo Bistro & Bar"

10± Acres on Rt. 113 Near MA/NH Border

Luxury destination in a tranquil wooded setting across from the Merrimack River, next to Vesper Country Club, 10± miles to Nashua, 35± miles northwest of Boston with easy access to skiing, Routes 3 & I-495

Parcel IDs: 28-121-0 & 28-122-0
Site: 10± acres with gardens, gazebo & pergola outdoor function areas, ample parking
Zoning: R1
Total Units: 31 per Assessor (30 hotel & 1 office)
Hotel/Restaurant: 37,518± sf. wood frame built in 1988 & extensively renovated in French country style in 2016 with 30 guest rooms (some with balconies, enclosed porches, fireplaces or spa tubs), restaurant & indoor function areas for 10-220 (1,428± sf. Library, 1,140± sf. Derby Room, 1,800± sf. NoLo Dining Room), bar, wine cellar
Office: 1,248± sf. 1-story built in 2004 with 1BR, 1BA
Spa/Health Club: 4,159± sf. built in 1994 with indoor pool, Jacuzzi, steam – sauna - treatment rooms featuring vaulted ceilings with skylights, private deck, tennis court



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Property Info., Photos & Full Terms at:
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