

ABSOLUTE AUCTION

Tuesday, October 26 at 11am On-Site



Selling to the Highest Bidder, Regardless of Price



BOUNDARIES
APPROXIMATE
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9 Mitchell Ave., Scituate, MA 1,756± sf. Former Minot Fire Sub-Station .18± Acres with Water Views

Set in a desirable neighborhood of upscale homes just south of the Cohasset line, this Town of Scituate municipal owned property overlooks Musquashicut Pond. Close to Minot & North Scituate ocean beaches, golf, tennis, boating & more. Easy access to Routes 3 & 3A. 2± miles to MBTA Greenbush line station.

RE Tax Assessment: \$748,500

Site: .18± acres (8,000± sf.) with 80± ft. of frontage, paved drive

Structure: 1,756± sf. masonry firehouse built in 1925 with concrete floor slab on steel structural members, shingled hip roof, double-hung windows, large overhead door

1st Floor: Apparatus bay, living quarters, restroom

Basement: Full, unfinished rear walkout with storage & utilities

Attic: Walk-up with storage

Water: Town

Septic: Cesspool

At Street: Town sewer & gas on street are not connected to property

Deed Ref.: Plymouth County 1515/386

Decommissioned: 1992

Zoning: R-3 (non-conforming)

Parcel ID: 15-3-A

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in cash, certified or bank check at the auction. Balance in 30 days. 3.2% 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 and 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.

JJManning
AUCTIONEERS

Property Info., Photos & Full Terms at:

www.JJManning.com

800.521.0111

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



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