

ABSOLUTE AUCTION

Thursday, October 28 at 11am On-site



52-54 Ford St., Brockton, MA
2,694± sf. 3-Family Home on .18± Acres
Paved Off-Street Parking & Yard

Neighborhood: Bus stop, convenience store, restaurants & laundromat at end of the block where Ford St. meets N. Main St.

Occupancy: (3) 2BR, 1BA units are fully occupied with the property selling subject to existing 30-day tenants-at-will.

Site: .18± acres (7,774± sf.) with 70± ft. of frontage

Design: 2,694± sf. 2.75-story built 1898 on a masonry foundation with 45± sf. side deck & 40± sf. front porch

Exterior Walls: Vinyl siding

Windows: Double-hung replacements, 3rd fl. skylight

Features: Many wood floors, 986± sf. 1st floor has 2 arched openings, bay window, walk-in pantry closet; 2nd floor has bay window; 3rd floor with skylight & ceiling high enough for fan/light fixture in main living areas with current tenant serving as property caretaker

Basement: Full, unfinished

Legal Ref.: Plymouth County 14498/305

RE Tax Assessment: \$452,200

Parcel ID: 095-120

Zoning: R2

See Property Info. Package: Rental income & agreements, utilities, gas heat, etc.

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder of 10% due by 4pm ET on Friday, October 29, 2021. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Selling subject to existing tenants. 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.

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% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

Property Tour:
Thursday, October 21 (11am-1pm)

JJManning
AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



MA Auc Lic 3184 • MA Broker Lic 5850
Brochure 1734 • Ref 21-1942