



SAMPLE PORTFOLIO
HOTELS & MOTELS

32,922± sf. GLA Former “Lighthouse Inn” Complex

3 Buildings ~ 51± Rooms ~ Restaurant ~ On 4.2± Acres with Thames River & Long Island Sound Views



This c. 1902 National Register of Historic Places listed landmark property was designed by Boston architect, William Ralph Emerson, as a home for steel magnate, Charles S. Guthrie, with Olmstead planned grounds as an extension of the Pequot Colony resort community. Converted to an inn in 1928, it became a favorite for society events & a retreat for stars such as Bette Davis, Joan Crawford & Esther Williams. Set in a neighborhood of luxury homes, ½ mile from Ocean Beach Park -- close to casinos, marina, yacht club, attractions, colleges & more all within 2± hours of Boston & NYC with easy access to Routes 1 & I-95.



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Wednesday, October 5 at 2pm at City Hall

City RE Tax Assessment: \$1,645,490

Parcel ID: G25-27-17

Site: 4.2± acres with 3 main buildings, lawns, stone walls, fountain, in-ground pool, bath house, gazebos & 54± spaces

Main Inn

22,997± sf. GLA 3-story Main Inn built in 1902 as a Mission/Spanish Colonial Revival Style mansion designed to maximize exterior views now with 27± guest rooms (11± water view), lobby, gift shop, restaurant, lounge, meeting rooms, basement, 3-stop elevator, fine historic detail including fireplaces, coffered ceiling, decorative woodwork, spectacular central staircase & bar, partially furnished with many original lighting fixtures, 671± sf. deck & 2 patios

Carriage House

9,059± sf. GLA 1 & 2-story Carriage House built in 1952 with 24± guest rooms, attic, 761± sf. porch & patio with fireplace

Watchman's Cottage

866± sf. GLA 1-story Watchman's Cottage built in 1952 & used as a salon/day spa

See Property Info. Package For: Zoning, plans, appraisal, financial, environmental & more

Property Tour:

Wednesday, September 28 (11am-1pm)

JJ Manning

— AUCTIONEERS —

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

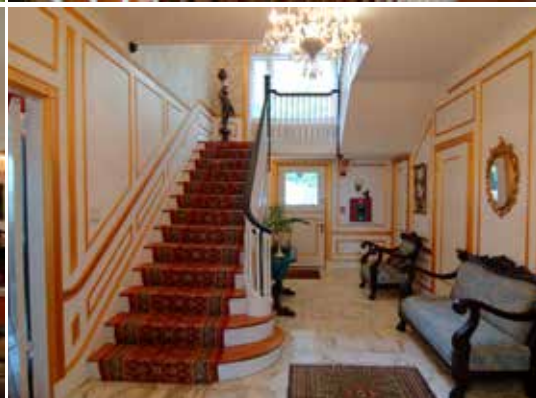
www.JJManning.com

800.521.0111

6,248± sf. Mansion Overlooking Fairhaven Harbor

1 Main St., Fairhaven, MA

Selling to the Highest Bidder, Regardless of Price



Previously operated as a B&B, this mixed-use zoned property has potential for a wide variety of uses in the heart of historic Fairhaven within walking distance to public transportation, shops, restaurants, marina & Fort Phoenix Park

Property Tour:

Thursday, November 8 (11am-1pm)

RE Tax Assessment: \$950,400

Site: 77± ac. corner lot at Main St. & Church St. with lawns, gardens, patio, large shed, detached 2-car garage, 12± paved parking spaces

Mansion: 6,248± sf. brick built in 1912 offers wood floors & historic detail

Beds/Baths: 2 master BR suites + 6 BR each with BA, 2 half BA (6 units per Assessor)

1st Fl.: 3,768± sf. with foyer, kitchen, pantry, laundry, LR, DR, master BR suite, library, solarium; back section with 330± sf. sunroom, 960± sf. great room & 360± sf. studio/shop offers interior/exterior access ideal for public uses

2nd Fl.: 2,480± sf. with master BR suite + 6 more BR each with BA

Attic & Full Basement: 2,480± sf. each

Renovations: Portico, slate roof, interiors, systems including heat, electric & more

Utilities: Town water & sewer, gas, electric

Parcel ID: 05-002

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

www.JJManning.com

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ABSOLUTE AUCTION: Thursday, November 15 at 11am

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



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

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Property Info., Photos & Full Terms at:

www.JJManning.com

800.521.0111

Fully Equipped 57-Unit Motel Built in 2007

k/a "Microtel Inn & Suites"
27,000± sf. with 16 Singles,
28 Doubles & 13 Suites

GREAT VISIBILITY!



31 Webb Place
Dover, NH

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Property Information, Photos, & Full Terms at:
www.JJManning.com

800.521.0111

AUCTION: Thur, July 9th at 11am On-site

Investment/Development Opportunity

441 Stuart Street
Boston, MA

Landmark Property k/a
"New England Power Building"

This landmark property was originally designed & the foundation engineered for a much taller structure, offering rare potential for upward expansion. The Art Deco building features 12,500± sf. of prime grade-level retail space, 5 elevators & a parking garage for 45± cars. Floors 5-11 & half of floor 4 are gutted to facilitate new tenants or redevelopment for residential, hotel or other uses. Close to I-90, I-93 & all Copley Square amenities.

163,770± sf. Office/Retail Building with Garage
11-Story with Tremendous Build-Up Potential
Prime Back Bay Location Next to The Copley Plaza

Site Area: .46± ac. (20,101± sf.)

Year Opened: 1937

Renovations: 1989 with all new double-glazed windows, HVAC system & façade work in 1999

Exterior: Granite/limestone (street level), Art Deco raised concrete & metal panels (floors 2-3), Brick above

Foundation: Concrete wall with 2 level slab construction & reinforced steel columns

Lower Level – Includes 987± sf. storage

Parking: 2-level, 45-space underground garage

Elevators: (5) 2,500 lb. - (4) high rise passenger & (1) freight

Fire: Multi-zone panel, hard-wired smoke & heat detectors, full-coverage wet sprinkler system

Level 1 – 14,888± sf.

Level 2 – 18,334± sf.

Level 3 – 18,337± sf.

Levels 4 To 11 – 13,903± sf. ea.

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Property Information, Photos & Full Terms at:

www.JJManning.com

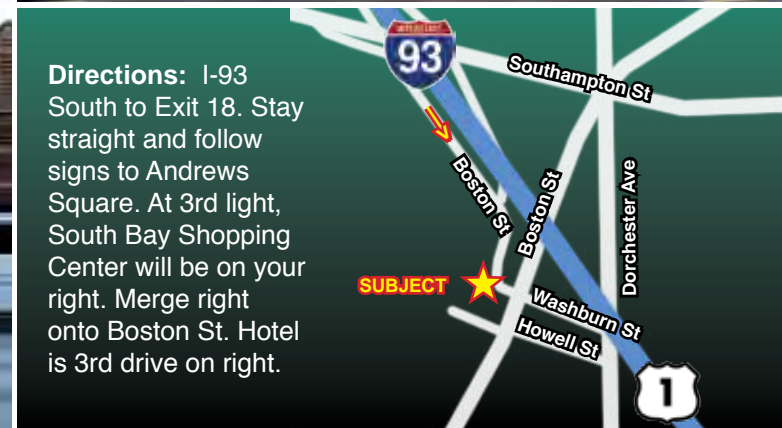
800.521.0111

AUCTION: Tuesday, April 28th at 11am on-site

Mortgagee's Foreclosure / Secured Party's **AUCTION**



Leasehold Estate in Land



6-Story, 164-Room Hotel w/ Adjacent 1-Story Bldg.

High Visibility Location off I-93/SE Expressway

63 Rear Boston St., Boston (Dorchester), MA
(f/k/a 22 W. Howell St.)

Indoor Pool w/ Whirlpool, Exercise & Meeting Rooms
Connected 6,295±sf. Unfinished Restaurant Building
Equipment, Furnishings & Liquor License
Built in 2004-2005

Operating as "Courtyard by Marriott®"

Tuesday, April 13th at 11am On-site

Terms of Sale: 5% certified deposit of which \$250,000 in certified or bank check at auction & remainder within 3 business days. Balance in 45 days. Other terms, if any, announced at the sale.

Disclaimer: All information 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.

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www.JJManning.com

800.521.0111

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



MA Lic 111 • Bro 1329 • Ref 10-1202

Bank Owned Real Estate Fully Equipped Turnkey Property

62 NH RT. 119 West at Richmond Rd
Fitzwilliam, NH

"The Fitzwilliam Inn"

6 Renovated Guestrooms with Private Baths
Framed for 4 More Guestrooms & Baths

70± Seat Restaurant/Pub & 3-Bedroom Owner's Quarters

1.8± Acres on Historic Fitzwilliam Common

Bid Live On-Site or Online

ABSOLUTE AUCTION: Wednesday, June 17th at 12pm

To be Sold to the Highest Bidder Regardless of Price

Centrally located near the MA border in the Monadnock Region of Southern NH, a prime vacation destination just 14 mi. from Keene, 50 mi. from Manchester, and 72 mi. from Boston. Many visitors are attracted to the spectacular foliage and tranquil beauty of Thoreau's Mount. Monadnock, Laurel Lake, or Rhododendron State Park offering a wide variety of year-round recreation including hiking, fishing, swimming, cross-country skiing, horseback riding, bicycling, boating, tennis, and golf. Others are drawn to the place that Good Morning America has

described as one of the prettiest commons in New England. The Inn sits across from the village green designated as a landmark district on the National Register of Historic Places, surrounded by stately homes, antique & artisan shops, bookstores, and a museum which provide a backdrop for popular events such as antique fairs and the Strawberry Shortcake Festival.

Open House: Wed, June 10th (11am-1pm)

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Property Information, Photos & More at

www.JJManning.com

or call 800.521.0111

Downtown Mixed Use Income Property

34 Center St. (Centre St.)
Nantucket, MA

REF 9-1109



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B&B with 6 Guestrooms & 2 Retail Spaces k/a "Grey Lady Storybook Inn"

Recently renovated, stately 1850 inn within the central business district features 2 prime retail spaces and 6 designer decorated guestrooms with full baths.

Handicapped lift and whole building sprinkler system enhance condo conversion potential. Convenient downtown location near beaches, museums, shopping, fine dining, and ferries.

Terms of Sale (NANTUCKET):

\$50,000 certified deposit by certified or bank check at auction. Balance in 45 days. Other terms, if any, announced at the sale.

Tax Assessment: \$3,211,100

Site: .06± acre (2,650± sf.) with gardens

Frontage: 37± ft. Center St., 72± ft. Hussey St.

Zoning: RCDT (Residential Commercial)

Parcel ID: Map 42.3.1 Parcel 120

Legal Ref.: Nantucket Book 1006, Page 223

Description: 2006 renovated, 2-story, 1850 Federal with full basement

Gross Living Area: 2,958± sf.

Bedrooms: 6

Baths: 7, renovated with granite counters & tile

Features: Fireplaces, back patio, handicapped elevator

1st Floor: Large commercial space; elevator access; 2 guestrooms with baths & private back deck entries

2nd Floor: Sitting room with modern kitchen; 4 guestrooms with baths; office

Attic: Stair accessed storage with harbor views

Basement: Commercial space with Center St. access, large windows & bay; laundry; half bath; storage; rear access; elevator

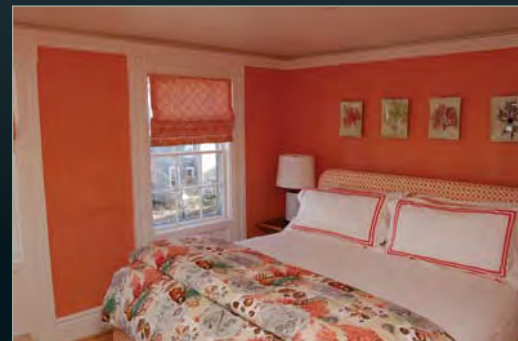
Heat: Oil-fired forced hot water

Air Conditioned: Yes

Utilities: Public water & sewer, electric, telephone, cable

Mortgagee's
Foreclosure

Auction: Friday, March 27 at 2pm on-site



26-Unit Turnkey Cape Cod Motel

k/a "Handkerchief Shoals" in a high visibility Route 28 location near the Harwich-Chatham line.

888 Main St./Rt 28
S. Harwich, MA
(Cape Cod)



Mortgagee's Foreclosure/Secured Party's
AUCTION: Wed, January 7th at 11am on-site

Property features professionally landscaped grounds with an in-ground pool & play area. Close to Red River Beach & Nantucket Sound ocean beaches with easy access to Rt. 6, shopping, dining, golf, entertainment & Nantucket ferry service.

- Tax Assessment:** \$1,055,600 (\$935,300 Land & \$120,300 Bldg.)
- Site Area:** 2.71± acres
- Zoning:** CH-1 Commercial Hwy 1
- Parcel IDS:** 25-D1-0-R & 25-E1-0-R
- Legal Ref.:** Barnstable County Book 13002 Pages 114-115
- RE Tax Rate (2009):** \$6.25
- Parking:** Paved
- Year Built:** 1962
- Building Area:** 10,459± sf.
- Motel Units:** 26, all 1st floor
- Design:** Two 1-story motel buildings

attached by a breezeway into an "L" configuration with a single 700± sf. finished upper level with gable roof
Heat & Fuel: Gas-fired hot water
Features: In-ground swimming pool and play area

Terms of Sale (S. HARWICH): 5% certified deposit of which \$10,000 in cash, certified or bank check at auction & remainder by 5pm ET on Wed., 1/14/09. Balance in 45 days. Other terms, if any, announced at the sale.



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Property Information, Photos & Full Terms at:
www.JJManning.com
or call 800.521.0111



47,215± sf. Brick Commercial Building
on 9± waterview acres, zoned LM

**141 Washington St.
E. Walpole, MA**

Mortgagee's Foreclosure
AUCTION: Fri, January 9th at 11am on-site

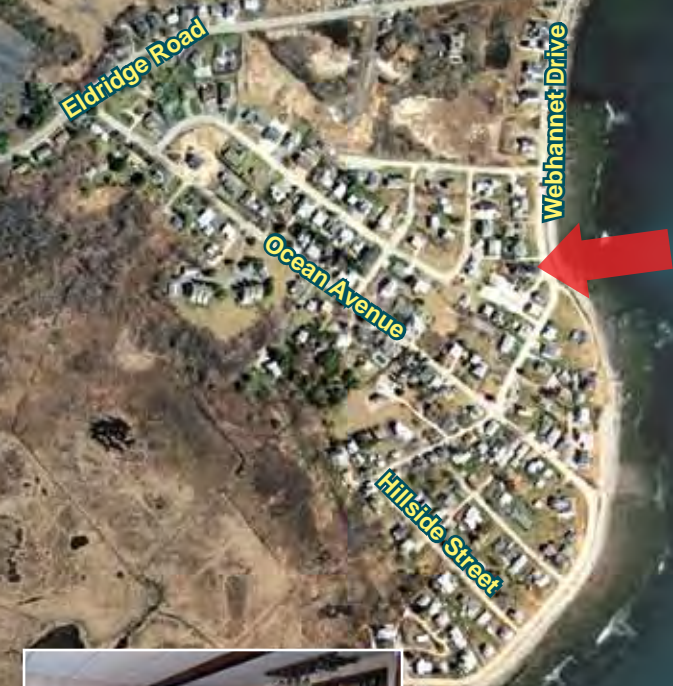
Ideal for office, R&D, low density wholesale, light manufacturing & more. Prime location overlooking the Neponset River. Close to Rt. 1, 1A, I-95 & public transportation.
Convenient to Boston & Providence.

- Tax Assessment:** \$3,628,400
- Site Area:** 9± acres
- Zoning:** LM – Limited Manufacturing
- Parcel ID:** Map 19 Lot 42
- County:** Norfolk
- Land Court Cert.:** 135843
- RE Tax Rate (2009):** \$15.16
- Parking:** Ample paved
- Year Built:** 1956
- Building:** 47,215± sf. 2-story brick commercial building with partially finished full basement level, access ramp, tail gate height loading dock & 3-stop elevator

HVAC: Oil or gas fired hot water heat & central A/C

Terms of Sale (E. WALPOLE): 10% certified deposit of which \$100,000 in cash, certified or bank check at auction & remainder by 5pm ET on Wed., 1/14/09. Balance in 45 days. Other terms, if any, announced at the sale.





k/a "The Grey Gull Inn"
 475 Webhannet Drive
 (Moody Point)
Wells, ME

Prime .7± acre oceanfront property offers panoramic views of Fisherman's Cove & the Atlantic coast.

Built in 1893, this 7,039± sf. inn has been in operation as "The Grey Gull" for 23 years. Central coastal location between Ogunquit & Kennebunkport, near train & trolley service, less than a 10 min. walk from Wells Beach. Zoning may allow for the possible creation of up to 4 lots. Area attractions include shopping, dining, golf, wildlife reserve, family amusements, Marginal Way & some of Maine's best beaches. With easy access to Rt. 1 & I-95, the Inn is just ½ hour from Portland, ME & Portsmouth, NH & less than 1½ hours from Boston, MA.



Tax Assessment:
 \$1,323,120

Site Area: .7± acres
 (30,400± sf.)

Frontage: 120± ft.,
 Webhannet Dr. & 192± ft.,
 Perkins Ln.

Zoning: RB-Residential B &
 SO-Shoreland Overlay

FEMA: Non-hazard zone

Parcel ID: Map 112 Lot 79

Legal Ref.: York County Book
 3738 Page 153

Inn: 7,039± sf. Victorian built in 1893 as the Minnetonka Inn still features many period details
1ST FL. (3,478± SF.): 100-seat restaurant with spectacular ocean views, lounge, fireplace, 2 half baths & kitchen with rear stair to 2nd fl. storage
2ND FL. (2,216± SF.): 5 guestrooms (4 ocean view) all with a/c, cable & private baths, office, storage/staff room & bath/laundry
3RD FL. (1,345± SF.): Private 3-room apartment with bath

Site: Professionally landscaped, partially fenced with gravel parking lot & large storage building

RE Taxes: \$10,876.05

Basement: Full, unfinished

Utilities: Public water & sewer, 3-phase electric

Heat & Fuel: Oil-fired forced hot water

Air Conditioned: Dining areas & guest rooms



Terms of Sale: 10% certified deposit, \$25,000.00 in cash, certified or bank check at auction with remainder by 5pm ET on Wed., 12/17/08. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information from reliable sources believed correct, but not guaranteed. Buyers shall rely on their own judgment & inspection. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Online Bidding Terms & 2% Buyer's Broker Commission Terms:
 Visit www.JJManning.com for details & mandatory pre-registration requirements.

Auction: Saturday, December 13th at 11am *Bid Live On-Site or Online*

Open House: Sunday, December 7th (11am-1pm)

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Property Information, Photos & More at:

www.JJManning.com

or call 800.521.0111

Mortgagee's/Secured Party Auction: Wednesday, July 18th at 12pm on site

1 Market Street
Lyme, NH

JJManning Auctioneers is proud to offer this fully furnished turnkey income property, the 10,252±sf. 3.5-story historic "Alden Country Inn" located on the common in picturesque Lyme, NH just 10 miles from Dartmouth College. 15 guestrooms with private baths and a 95± seat full restaurant/bar provide year-round profit potential in this popular vacation destination area near the CT River offering a wide variety of recreational activities including hiking, fishing, golfing, antiquing, and cultural attractions. The 1.4± acre site includes separate 2,424± sf. owner's quarters with apartment and attached garage. Prime location on the VT border, just off Rt. 10 (Dartmouth College Hwy) with easy access to I-81 and I-91.

Open House: 11am-12pm on Auction Day



County: Grafton
Property ID: Map 201 Lot 11
Legal Description: Book 2033 Page 67
Assessed Value (2006): \$994,815 (\$387,074 Land & \$607,741 Imp.)
Appraised Value (2002): \$1,500,000
RE Taxes (2006): \$17,777.34
Frontage: Over 200 ft. and a curb cut each on Market St. & Dorchester Rd.
Site Area: 1.4± acres
Zoning: Lyme Common
Designations: Structure #39 in the National Register's "Lyme Common Historic District" comprised of 60± buildings
Site Description: Gently sloping corner lot with professional landscape featuring mature trees and plantings
Driveways/Parking Areas: Gravel and paved surfaces
FEMA Flood Hazard: No
Garage: 1,024± sf. attached to owner's quarters, renovated in 1988
Outbuilding: Open wood shed

Main Building

Circa 1809 3.5-story Greek Revival inn building being sold fully furnished with 15 guest rooms all with private baths and a 95± seat full restaurant/bar with banquet room

Exterior Description: Wood clapboard siding, pediment, pilaster corners, asphalt shingle roof, double-

hung windows with aluminum storms, and a stone foundation with a 1-story enclosed flat roof porch with picture windows running the length of the front, side port cochere entry, 2-story ell off the back with 1-story addition on parking area side ending in a back loading dock

Gross Living Area: 10,252± sf.

Interior Finish: Wide width wood floors, wainscoting, etc.

Furnishings: Included, sold turnkey

Guestrooms: 15 all with private baths

Common Restrooms: 2 in restaurant area

Basement: Partial 1,600± sf. crawl space under banquet room

Heat & Fuel: Oil-fired hot water baseboard

Water: Private, heated by furnace and separate oil-fired system

Sewer: Private, new in 2002

Air Conditioned: Dining rooms, tavern, and common rooms except enclosed porch all have central A/C; guest rooms have window A/C

Security: Alarm system wired to local Fire Dept., hard-wired smoke detectors, sprinkler system in kitchen and over furnace

Elevator: No

Fireplaces & Locations:

11 gas - 1 in banquet dining room, 3 in public areas, 2 in sitting room, 1 in tavern, and 4 in 2nd floor guest rooms

2nd Building

2-story, 2-bedroom/2-bath owner's residence originally designed as a carriage shed with a 1-bedroom/1-bath rental apartment and attached garage.

Living areas are under renovation and currently unfinished

Exterior Description: Painted Wood Panel walls, asphalt roof, and double-hung windows on a slab

Gross Living Area: 2,424± sf.

Total Bedrooms / Baths: 3 / 3

Orig. Layout—Owners Qtrs.:

1st Floor — living room, kitchen, bedroom, study, and bath & 2nd Floor — living room, kitchen, bedroom, and bath

Orig. Layout—Apartment: Kitchen, living room, bedroom, study and bath

Heat & Fuel: LP fired wall furnace residences and oil-fired hot air garage

Water & Sewer: Uses Inn systems, electric hot water

Garage: Attached 1,024± sq. ft.



Terms of Sale: 10% deposit of which Twenty-Five Thousand Dollars (\$25,000) must be presented in cash, certified or bank check. Remainder of the 10% deposit to Mortgagee's attorney within 5 business days by 5pm EDT Monday, July 23, 2007. Balance in 45 days. Other terms, if any, announced at the sale.

Auctioneer's Disclaimer: All information contained was derived from reliable sources believed correct, but is 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.

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Property Information Packages, Photos & More at

www.JJManning.com

800.521.0111

MOTEL AUCTION

ORLEANS, CAPE COD 45 UNIT MOTEL

REF # 6-0715 FRIDAY, OCTOBER 11TH AT 1 PM
D/B/A " ORLEANS HOLIDAY MOTEL "
46-48 CRANBERRY HIGHWAY (RTE 6A), ORLEANS, MA

• 2 buildings on 1.96± acres

• Building A

Wood frame building
1st floor: 6,382± sq ft
-16 rooms & Office

2nd floor: 6,382± sq ft
-17 rooms

Managers Apartment includes:
Spiral staircase to Living Room, Kitchen,
1 Bedroom and full tiled bath with whirlpool
Gas heat & A/C for each room
Two 80 gallon hot water heaters
600 AMP electric, individual breakers in each room

• Building B

Concrete construction
4,368± sq ft
12 rooms and laundry
Central electric heat and A/C
80 gallon hot water heater
100 AMP electric, individual breakers in each room

- Heated Inground Pool (22' x 60' x 30' x 60')
- Surrounded by patio gardens and steel fence
- Pool House (12' x 12.4')

TERMS: \$ 20,000.00 deposit in cash, or bank check at the sale. Balance: 45 days. Stroock & Stroock & Lavan, Attorneys for the Mortgagee, Boston, MA. Barnstable Land Court Document # 498850 Certificate of Title # C286

BROKER TERMS: 2% BROKER INCENTIVE OFFERED.
48 hour broker pre registration required. Call for form.

SPECIAL BANK
FINANCING
AVAILABLE TO A
QUALIFIED BUYER
CALL
FOR TERMS



**JEROME J.
ANNING
& CO., INC.**

268 Summer St., Boston, MA 02210

800-521-0111

E-mail : AUCTIONS@JJMANNING.COM

QUESTIONS? CALL OUR AUCTION PROFESSIONALS AT 800-521-0111

ABSOLUTE AUCTION

COHASSET, MA

THE RED LION INN RESTAURANT - TAVERN & INN

A NEW ENGLAND LANDMARK

REF # 6-0502 TUESDAY, JANUARY 23RD AT 11 AM
71 SOUTH MAIN STREET, COHASSET, MA
INSPECTION: CALL FOR APPOINTMENT



Offering **ABSOLUTE**, The Red Lion Inn - a New England Landmark in continuous operation for over 175 years. This unique property in the center of Cohasset Village, offers an interesting history. Known as one of Massachusetts longest running inns, the Red Lion Inn has provided food drink & lodging since before the American Revolution. Built in 1704 by Thomas James, it was owned for the next 175 years by a succession of Jameses. It was originally a farmhouse and became an inn after James' grandson inherited it. A few years later it became a regular stop for lodgers on the Scituate to Boston Stage Coach Route. All of the James men served in the town militia and for many years the stable of the inn was used to store the militia's gunpowder and arms. It was also in the Red Lion Pub that the Revolutionary War was debated by the town's militiamen. Today, it is still a place to debate, gossip and enjoy a piece of New England's history.

• 35,974± sq ft lot • 8,457± sq ft interior

1st floor : 4,050 sq ft

- Front Dining Room (divided into two dining areas)
 - Exposed Beam ceiling, Oak flooring, Plaster walls, 2 Fireplaces
- Back Dining Room
 - Exposed Beam ceiling, Oak flooring, Plaster walls, Full Pine panel walls, Fireplace
- Pub Room
 - Oak Bar with Brass Foot Rail, Ceiling of stucco & beams, Full Pine Panel walls, Red brick flooring, Fireplace & 2 Restrooms
- Prep Kitchen, Production area and employee changing room
- Courtyard/Patio area for outdoor seating
- **2nd floor: 2,525 sq ft** - 7 BRs (3 rms with private baths), 1-1/2 shared baths, 1 office
- **3rd floor: 1,882 sq ft** - 8 BRs, (1 rm with private bath), 1 shared bath
- Basement for storage and heating system
- Seating capacity 184 total: Pub: 55 Restaurant: 85 Patio: 44
- FHW Gas heat

TERMS: PROPERTY TO BE SOLD ABSOLUTE, REGARDLESS OF PRICE, NO MINIMUM, NO RESERVE. \$ 15,000.00 deposit in cash, or bank check at the sale. Balance: 45 days. Burns & Levinson, Attorneys for the Mortgagee, Boston, MA. Norfolk County District of the Land Court Doc# 493531 Cert of Title# 123859.

BROKER TERMS: 2% BROKER INCENTIVE OFFERED

48 HOUR BROKER PRE REGISTRATION REQUIRED CALL FOR FORM



AUCTION

EDGARTOWN (MARTHA'S VINEYARD), MA FULLY EQUIPPED 37 ROOM INN

Re: "Shiretown Inn"



Auction: Monday, April 11TH @ 2PM

**44 North Water St., Edgartown, MA
(Preview & Registration: 12noon auction day)**

Ref# 5-0681 ~Auction on-site



JJManning.com is proud to offer this property located at 44 North Water St., Edgartown, MA. This beautiful 41 room Martha's Vineyard inn is located near Lighthouse, Fuller and Chappaquiddick Beaches. The property is within walking distance from all activities, shops, restaurants and galleries that Edgartown has to offer. The Inn's accommodations are comprised of the unique rooms of two historic whaling captains' homes (The Captain Mayberry House and the Captain Worth House built in 1795), the Shiretown Cottage, the new Sharon House, and the Coach Rooms.

Please visit www.JJManning.com/681 to obtain a PIP (Property Information Package) on this property and good luck with your bids!



Gross Bldg. Area: 18,573s.f.

Lot Size: .60+/- acres

Zoning: B-1

Current Use: Inn/Hotel

Stories: 2

of rooms: 41

Building Use: HOTEL /RESTAURANT

Roof: Gable/Hip

Exterior: Wood Shingle



Property Info. Package, Terms & More @

www.JJManning.com/681 or call 800-521-0111

CHATHAM, CAPE COD, MA**"THE WAYSIDE INN"****RESTAURANT AND INN**

Offering a landmark Restaurant and Inn. This signature property is located in Chatham Center within walking distance to beaches.

- Property includes 5 wood frame buildings
- Situated on 2.08 ± acres
- Built-in Pool and gazebo on the grounds
- Ample on-site paved parking
- Zoned General Business & R-20.

**EXCELLENT
LOCATION!!**

Wayside Tavern, Inn & Restaurant - Main Building

The Tavern and restaurant are located on the first floor with 6 guest rooms on the second floor. There are 4 staff rooms and baths on the third floor. The "annex" which is connected to the main building and faces Main St., contains a total of 6 guest rooms. The Main Building was built approximately 130 years ago.

- 15,129 ± sq ft interior
- Wood shingle and clapboard exterior
- FHW gas heat - Central Heat

First floor - 10,044 ± sq ft

- Restaurant/Tavern area
- Seating for approximately 76 outdoors & 260 people indoors (Bar area = 94, Lobby = 36; Restaurant = 130)
- "Annex" area contains 6 Guest Rooms

Second Floor - 4,405 ± sq ft

- 6 Guest Rooms plus 2 apartments

Third Floor - 680 ± sq ft

- 4 staff rooms
- 2 shared baths

The 4 additional detached buildings are:**Cottage 1 - 678 ± sq ft****Cottage 2 - 791 ± sq ft**

- Each cottage has 2 units
- One unit with 1 room plus bath and fireplace
- One unit with 2 rooms and bath
- Cedar shingle exterior
- Baseboard electric heat

"Upper Deck" - 2,696 ± sq ft

- 8 Rooms
- Full, private baths
- 4 wood decks
- Electric baseboard heat

"Windswept" - 2,024 ± sq ft

- 4 units
- One 2 room unit with Bath
- Two 1 Bedroom units with private Baths
- Studio apartment with sleeping loft
- FHW oil heat
- Wood Deck

TERMS: TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) deposit in cash, or certified check at the sale. Balance within sixty (60) days. All other terms, if any, announced at the sale. Martin S. Cosgrove, Esq., Cosgrove, Eisenberg, and Kiley, P.C., Attorneys for the Mortgagee, 803 Hancock St., Quincy, MA. Barnstable County Registry of Deeds Book 5493, Page 346.

REF # 30649
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