

# ABSOLUTE AUCTION

Wednesday, March 30<sup>th</sup> at 11am On-site

**On Behalf of the Town of Scituate, MA**  
*Selling to the Highest Bidder, Regardless of Price*



**Property Tour: Wednesday, March 23 (11am-1pm)**



**27 Brook St., Scituate, MA**  
**5,000± sf. Former Senior Center**  
**on .5± Acres**  
**Access from Brook St. & First Parish Rd.**



Starting as a schoolhouse in 1852, the property was repurposed to a Fire Station c. 1917 with side sections added twenty years later and most recently home to the Council on Aging until February, 2021 in advance of the grand opening of the new community campus Senior Center. Neighboring Town conservation, back parking lot entry is across Satuit Brook culvert which runs the width of the property.

**Town Appraised Value (10/21):** \$690,300

**RE Tax Assessment:** \$652,700

**Site Area:** .5± acre (21,780± sf.)

**Zoning:** R-3, portions in Watershed Protection District & FEMA Flood Zone with any potential residential use per zoning to be restricted to a maximum of 2 units per Town

**Paved Parking:** Front 5± spaces wide including 2 handicap, larger back lot is accessible off First Parish Rd. only

**Building:** 4,994± sf. 1-2 story on slab with decorative roof cupola

**1<sup>st</sup> Fl.:** 3,150± sf. open layout minimally built out with 3 offices, 2 restrooms, kitchen & foyer

**2<sup>nd</sup> Fl.:** 1,652± sf. finished, 192± sf. unfinished

**HVAC:** Oil-fired hot water heat, central a/c

**Utilities:** Town water & sewer, gas available at street

**Legal Ref.:** Plymouth County Bk 241 Pg 167 (1851)

**Parcel ID:** 50-6-0-A

**Terms of Sale:**

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due 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 Information & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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



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