

WATERTOWN, MA

3,788± sf. 2-Family Home with 652± sf. office on .28 Acres
History of Prior Owner Occupant Business Use

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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

MA AUC LIC 3184
MA BROKER LIC 5850
BRO 1745
REF 22-1958



Terms of Sale: 10% certified deposit of which \$50,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, April 29, 2022. Balance in 45 days. 10% 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 & 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% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

ABSOLUTE AUCTION
Wednesday, April 27 at 11am On-site
Property Tour: Wednesday, April 20 (11am-1pm)



1 Center Street Watertown, MA

1± block from Mt Auburn St bus to Harvard Square & 10± miles to Logan Airport. Half way between I-93 & I-95 with easy access to Routes 3, 16, 20 & I-90.

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RE Tax Assessment: \$940,000
Zoning: SC – Single Family Conversion
Site: .275± acres (12,000± sf.), private yard & paved tandem parking for 7± cars
Frontage: 120± ft. Centre St., 100± ft. Franklin St.
Occupancy: Apt 2 & office under owner use for immediate occupancy at closing, Apt 1 with tenant-at-will
Gross Building Area: 5,882± sf. per assessor
Gross Finished Area: 3,788± sf. per assessor
Design: Circa 1887 slate hip roof Victorian, 1966 office addition, 1992 3-season porch & sunroom addition plus many renovations
Features: High ceilings, hardwood floors, oversize windows, built-ins, cedar closet, front & back halls
Bedrooms: 6
APT 1 (1st Fl): 900± sf., renovated in 2019 with 2BR, 1BA, LR, DR, renovated kitchen, screened 3-season porch, access to basement, laundry, patio & lawn
APT 2 (2nd & 3rd IL): 4BR, 1BA, fine period detail including built-ins & gracious stair from main hall, sunroom with “treehouse” views through 3 walls of Andersen casement windows & much more
Office: 652± sf. office with Franklin St. entry & BA with shower, prior owner business use by special permit
Basement: Partial, full unfinished
Heat: Oil-fired steam boiler
Water & Sewer: Municipal
Parcel ID: 1021-16-19
See Info. Package For: Plans, additions, key renovations, engineering report, rental agreement, etc.



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

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