

Martha's Vineyard Legal 2-Family

JJ Manning
AUCTIONEERS

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800.521.0111

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

MA AUC LIC 3184
MA BROKER LIC 5850
BRO 1751
REF 22-1966



Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, June 20, 2022. Balance in 30 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.

2,111± SF. 4BR, 2BA ON .15± ACRE
Near Tisbury School, .4± Mile to the Dock
48 Look St., Vineyard Haven (Tisbury, MA)

Auction: Friday, June 17 at 12pm On-site

Open House: Friday, June 10 (12:00 - 2:30pm)

VINEYARD HAVEN, MA

Martha's Vineyard Legal 2-Family



Great Up Island location near the Tisbury School, 6± miles from the airport, only .4± mile walk from the dock & downtown

48 Look St.
TISBURY, MA

Home: 2,111± sf. 4BR, 2BA saltbox built 1982 offers condo conversion potential

UNITS:

3BR, 1BA with tub/shower, kitchen, living room, sitting room (anticipated vacancy as of 6/1/22)

1BR, 1BA with shower, kitchen & living room

Siding: Wood clapboard, shingles, T1-11

Foundation: Poured concrete, slab toward street & basement in rear

Heat: Kerosene monitor, electric, stack for wood stove, passive solar elements

Note: Town water, private septic new 1993, \$42,000± repairs 1990, main house roof new 2013, separate utilities

Site: .15± acres (6,686± sf.) with lawn, patio, unpaved drive plus 3± parking spaces, 59± ft. of frontage

Deed Ref.: Dukes County 469/317

Parcel ID: 8-A-7.1

Zoning: R10

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

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