

# ABSOLUTE AUCTION

## Thursday, June 16 at 12pm On-site



1,408± sf. 2-Family Home



Open House:  
Tuesday, June 7 at (12-2pm)



BOUNDARIES APPROXIMATE © Pictometry.com



1,648± Commercial Garage



Includes .21 Ac. Residential Parcel

## 85-87 Walnut St., Hyde Park (Boston), MA

### Mixed-Use Property with Development Potential

### Stony Brook-Cleary Square Neighborhood

3 Parcels on .45± Acre Selling in the Entirety

**RE Tax Assessment:** \$744,300

**Site:** .45± acres (19,430± sf.)

**Parcel IDs:** 1809182000, 1809183000, 1809184000

**Zoning:** 2F-5000, uphill across from Neponset River such that front portions may be in the 200± ft. River-front Protection Overlay District (RPOD), FEMA Flood Zone X – non-hazard

**0 Walnut St. a/k/a Lot 10** offers 9,182± sf. (.21± ac.) undeveloped land with 47± ft. frontage. Slopes up from right of Lot 9A garage with portion currently in use for garage parking & vehicle storage.

**85 Walnut St. a/k/a Lot 9A** is a 1,648± sf. masonry on slab commercial garage with office & washroom on 3,295 sf. (.08± ac.) with 39± ft. of frontage. Partially built into the hill behind so roof is even with ground level on lot's Northern uphill end that is only accessible over drives on Lots 9B & 10. 1 center overhead door & limited paved parking at front. Additional parking per 30-day T-A-W lease includes chain link fenced parking lot on bottom 1/3 of adjacent Lot 10.

**87 Walnut St. a/k/a Lot 9B** features 1,408± sf. 4-5 BR, 2 BA 2-family with full unfinished walkout basement built 1910 on 6,953 sf. land (.16± ac.) with 10± ft. wide dogleg drive that fronts on Walnut St. to left of the garage on Lot 9A.

**Water & Sewer:** City

**See Property Info. Package:** Lease & rental agreements, environmental reports

Uphill from the Neponset River with garage visible from nearby Dana St. intersection at the back of Blake Estates. Conveniently located between Fairmount & Hyde Park T Stations, near bus routes & local businesses. Easy access to Routes 3, 3A, 138, I-93 & I-95. 12± miles to downtown Boston & Logan Airport.

**Terms of Sale:** 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder of 10% due by 4pm ET on Friday, June 17, 2022. Balance due at closing to take place on Tuesday, August 2, 2022. 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 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](http://www.JJManning.com) for mandatory broker pre-registration requirements.

# JJManning

— AUCTIONEERS —

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

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

800.521.0111

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