

1,771± sf. Legal 2-Family Home

Recently Used as a 5BR, 2BA Single Family
With Detached Garage on .2± acres

51 Smith St., Lawrence, MA

Close to Route 110 & bus route. Centrally located with easy access to Routes 28, I-93 & I-495.



AUCTION: Friday, November 4 at 11am On-site

Zoning: R2 (2-family)

Gross Building Area: 3,471± sf.

Gross Living Area: 1,771± sf.

Design: 2-3 story Victorian built in 1875

Features: Vinyl siding, hardwood floors, front entry porch, back deck under construction

Bedrooms: 5

Baths: 2

1st Fl.: 1,079± sf.

2nd Fl.: 577± sf.

3rd Fl./Attic: 577± sf. with 115± sf. finished area

Basement: 1,079± sf. unfinished

Heat: Oil-fired forced hot water

Site: .2± acres (8,544± sf. per deed)

Paved Drive: Ample off-street parking

Garage: 216± sf., detached

Landscaping: Mostly fenced with lawn, on sidewalk with granite curbing

Deed Ref.: Essex N County 3444/0059

RE Tax Assessment: \$406,900

Parcel ID: 228/133//

Open House:
Friday, October 28 (11am-1pm)

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, November 7, 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 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 for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



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