

# Roslindale (Boston), MA

## .55± Acre Redevelopment Opportunity

## 2 Abutting Industrial & Residential Parcels

To be Offered in the Entirety



# JJ Manning

— AUCTIONEERS

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## 800.521.0111

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



MA AUC LIC 111  
MA BROKER LIC 5850  
REF 22-1980  
BRO 1761

### Terms of Sale:

10% certified deposit of which \$100,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 18, 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](http://www.JJManning.com) for details & mandatory pre-registration requirements.

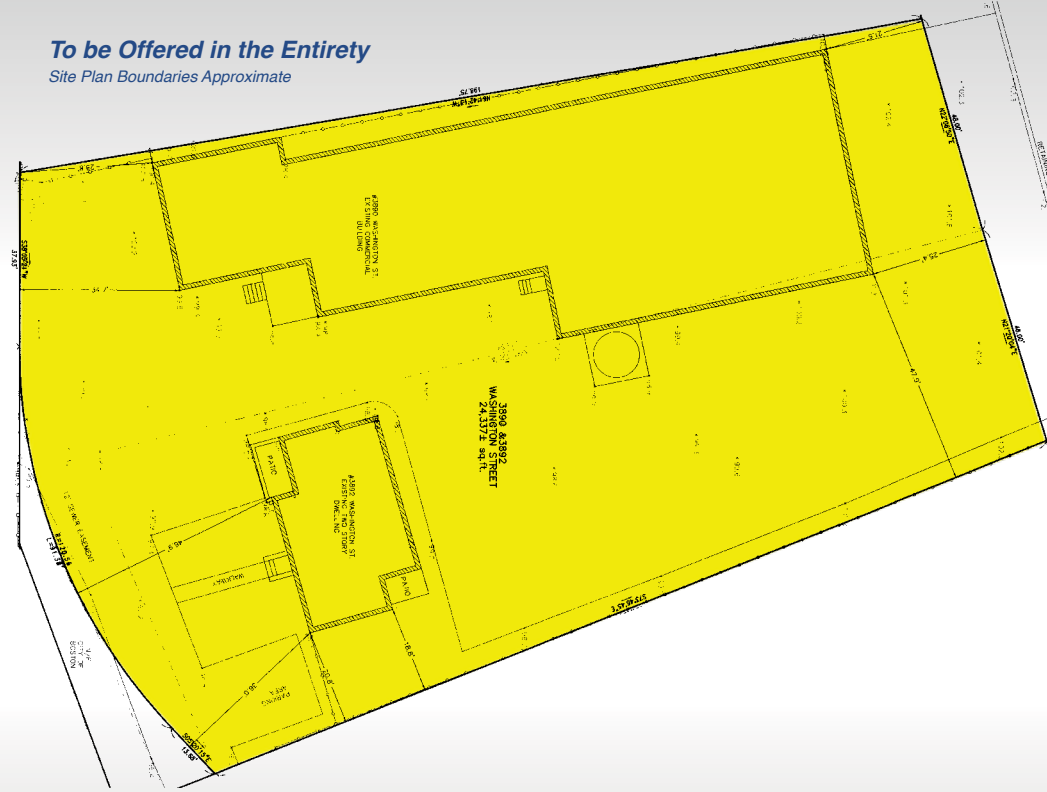
BOUNDARIES APPROXIMATE ©Pictometry.com

## AUCTION: Wed., November 16 at 11am On-site

Property Tour: Wednesday, November 9 (11am-1pm)

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Site Plan Boundaries Approximate



Commuter convenient location in the northern section of Roslindale, just south of Jamaica Plain's Forest Hills neighborhood at the intersection of Washington St. & Franklin Place. Close to Arnold Arboretum, Franklin Park & other greenways.

**MBTA Stations:** .4± miles to Forest Hills, 1± miles to Roslindale North

**Site:** .55± acres (24,180± sf.), predominately paved & fenced

**Street Frontage:** 46.75± ft. Washington St., 92± ft. Franklin Place

**3890 Washington St. (Industrial)**  
6,616± sf. GBA 1-2 story building complex f/k/a "Boston Ice Co." built on slab c. 1910 with additions through to 1980's metal warehouse on .27± acres

**3892 Washington St. (Residential)**  
2,585± sf. GBA 3BR, 1.5BA single-family home with a full basement built c. 1910 on .28± acres

**Parcel IDs:** 19-03494-000 (3890) & 19-03493-000 (3892)

**Legal Ref.:** Suffolk County 60301/280

**See Property Info. Package For:**

Site plan, conceptual plans, environmental report, zoning & more

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

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**.55± Acre Redevelopment Opportunity**

.4± Miles to Forest Hills MBTA Station

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3890 & 3892 Washington St., Roslindale (Boston), MA

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