



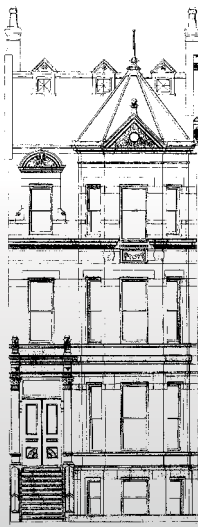
# 291 Beacon St., Boston, MA

## 7,674± sf. Back Bay Row House

Property Tour: Friday, January 27 (11am to 1pm)

# AUCTION

Friday, February 3 at 11am On-site



**Site:** 2,688± sf. Parcel 0502661000 on desirable block of

Beacon between Dartmouth & Exeter

**Zoning:** Boston Proper, Sub-District H-3-65

**FAR:** 3.0 with potential for 390± sf. increase in GSF

**Parking:** 3± spaces at rear off Alley 418

**Architect:** Samuel J. F. Thayer

**Built:** 1881-1882 for Daniel & Susan (Winn) Lane

**Occupancy:** Vacant for use or potential conversion

**Uses:** Current License & Inspection for a 10-Room Lodging

House for max of 11 persons with potential for conversion to condos, single-family, or any use allowed by local, City & State ordinances

**Floor Plans:** See Property info. Package for 5 floors, 10 units, 11 BR & 9 full BA

# JJ Manning

— AUCTIONEERS —

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

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

800.521.0111

# Boston, MA – 291 Beacon St.

## 7,674± sf. Back Bay Row House

### Licensed Lodging House with Conversion Potential Between Dartmouth & Exeter with 3± Parking Spaces

In charming historic neighborhood close to public transportation, upscale shopping, restaurants, nightlife, culture, world class medical facilities & institutions of higher learning with easy access to the airport & major highways.



# JJ Manning

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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 23-1895  
BRO 1764

#### Terms of Sale:

10% certified deposit of which \$200,000 by certified or bank check due at the auction & remainder by 4pm ET on Monday, February 6, 2023. Balance in 30 days. 5% Buyers Premium added to the high bid to constitute the total purchase price. Other terms, if any, announced at the sale. All information from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements or changes made from the Auction Block or within the purchase agreement take precedence over any previously printed materials or oral statements made.

#### 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.

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