

W Roxbury (Boston), MA

INCOME OPPORTUNITY

530-540 VFW Parkway

23,994± sf Mixed-Use Building with 15± Apartment Units Over 8± Office Units

70 Brucewood Street

1,000± sf, 2BR, 1.5BA Ranch with Pool

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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

MA AUC LIC 111
BRO 1766
REF 23-1987, 23-1988



Terms of Sale:

10% certified deposit of which \$100,000 (VFW), \$20,000 (Brucewood), or \$120,000 (Entirety) in certified or bank check at these Mortgagee's Foreclosure auctions & remainder by 4pm ET on Friday, March 31, 2023. Balance in 30 days. 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.

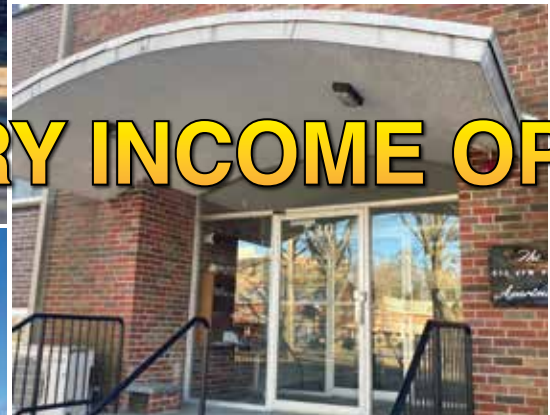
BOUNDARIES APPROXIMATE © Pictometry.com

AUCTIONS: Friday, March 24 at 11am On-site

Abutting Parcels to be Offered Individually & in the Entirety



W. ROXBURY INCOME OPPORTUNITY



Near Hynes Field, Hancock Village, Harvard Vanguard Chestnut Hill/W Roxbury, shops, restaurants & services. Commuter convenience with easy access to Route 9, I-93, I-95 & public transportation, 1± mile to Bellevue & Highland Commuter Rail stations on the Needham Line. 11± miles to Logan.



0.71± acre combined corner site with frontage on VFW Parkway, Brucewood Street & Manthorne Road with 4 curb cuts - comprised of 2 parcels, 2 buildings, 24 units (8 commercial & 16 residential), 22± paved parking spaces. Zoned 1-F-60000 in the Greenbelt Protection Overlay District.

(AUC REF 23-1987)
530-540 VFW Parkway
23,994± sf Mixed-Use Building with 15± Apartment Units Over 8± Office Units
Building: Circa 1940 masonry frame with brick exterior & flat roof on concrete foundation, partially renovated, separately metered electric
Residential: (9) 1BR/1BA, (2) 2BR/1BA, (3) 2BR/2BA, (1) 5BR/2.5BA townhouse-style unit on 2 floors at east end of building
Commercial: (8) office units with windows on center hall in partially below-grade lower-level
Site: 25,900± sf.
Parcel ID: 2007173000

(AUC REF 23-1988)
70 Brucewood Street
1,000± sf, 2BR, 1.5BA Ranch with Pool
Building: Circa 1960 masonry/wood frame with brick/vinyl exterior on concrete foundation
1st Fl.: 2BR, BA, kitchen, living area, dining room
Basement: Additional sf in partially below grade lower level with laundry, half BA, storage
Site: 5,000± sf. with shed
Parcel ID: 2007175000

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— AUCTIONEERS —

Property Info & Full Terms at:

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