

# 465 Washington Street, Lynn, MA

.22± ac Potential Development Site at Oxford St

6,836± sf GBA Commercial/Office Building

Close to Public Parking & Transportation



**AUCTION:** Thursday, May 11 at 11am On-site

At high visibility corner of Washington & Oxford Streets, just a short distance from the waterfront. Near parking garages, City Hall, District Court, Post Office, Caldwell Apartments, etc. Convenient to Routes 1A, 107 & 129.

Easy access to MBTA commuter rail (.2± miles to Lynn & 1.9± miles to Swampscott stations), 9± miles to Logan Airport.

**Zoning:** CBD – Central Business District, opportunity zone

**Frontage:** 123± Washington St, 78± ft Oxford St

**Paved Lot:** 12± spaces

**Gross Building Area:** 6,836± sf

**Gross Finished Area:** 3,638± sf

**Design:** Circa 1911, 2-story wood frame brick/stucco building was originally a bank with high ceilings, brick foundation, 286± sf side canopy

**Basement:** 2,900± sf, unfinished

**Water & Sewer:** City

**HVAC:** Natural gas-fired forced hot air, central a/c

**Environmental:** See Property Info Package for PH1 Site Assessment

**Parcel ID:** 068-628-023

**Terms of Sale:** 10% certified deposit of which \$25,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder within 2 business days. 3% Buyers Premium applies. 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 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.

**JJManning**  
AUCTIONEERS

Property Information & Full Terms at:

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

**800.521.0111**

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Ref 23-2012