

# EAST SIDE, CITY POINT NEIGHBORHOOD

## 675-677 East 5<sup>th</sup> St, South Boston, MA

### 2,453± SF Updated 2-Family with Porch & Yard

### *Income & Owner Occupation Opportunity*



**AUCTION:** Wednesday, September 20 at 11am On-site

**Property Tour:** Wednesday, September 13 (11am-1pm)

Right half of designed as 4-unit building between M & N Streets, just minutes to E Broadway shops, restaurants & 5± blocks to the beach. Close to Medal of Honor Park, Evans Field, Castle Island & Pleasure Bay. Convenient to bus, Logan, I-90 & I-93. Partly owner occupied, entirety will be conveyed vacant at closing.

**Description:** 2,453± sf GLA built c. 1900 with high ceilings, large windows, bow bay, high ceilings, wood floors, ample closets & many updates

**Per Assessor:** 5 bedrooms, 2.5 baths (2 full, 1 half)

**Entries:** #675 & #677 each with private front & back entries into fenced back yard

#675 on 1st fl with 2BR, 1BA, eat-in kitchen, living room, office

#677 on 2 levels with 2BR, 1BA, kitchen, living areas, porch on 2nd fl & 1 BR on 3rd fl

**Basement:** Full, mostly unfinished with laundry hookups, storage & plumbed for BA

**Off-Street Parking:** None

**Site:** 1,684± sf (22x75± ft)

**Zoning:** R2

**Parcel ID:** 06-04011-001

**Terms of Sale:** 10% certified deposit of which \$50,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 22, 2023. Balance in 45 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](http://www.JJManning.com) for mandatory broker pre-registration requirements.

**JJManning**  
AUCTIONEERS

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

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

**800.521.0111**

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