

255-257 & 249 (Parcel A) Lower County Rd, Dennis Port, MA
.25± Acre - 1,224± sf Retail & 960± sf Storage
Plus .27± Acre - Adjacent Parcel
To be Sold in the Entirety



AUCTION: Friday, September 22 at 11am On-site

Property Tour: Friday, September 15 (11am-1pm)

**.52± acre with paved parking at corner of Shad Hole Rd, close to Chapin's Fish & Chips,
 .4± miles to Sea Street Beach. Property being sold vacant at closing.**

Parcel IDs: 37-36-0, Parcel A is portion only of 37-41-0
Deed Ref.: Barnstable County Cert 176105; 33763/286

Zoning: RR - Resort Residential per 10/26/21 Dennis
 Zoning Map

Water: Town

255-257

Site: .25± acre (10,890± sf)

#257: 1,224± sf Cape-style retail built c. 1960, exposed ceiling beams, wood floors & paneling, built-ins, fireplace, restroom, shop sink, crawl space basement, gas-fired forced air heat, private septic installed 2009

#255: 960± sf detached heated storage building with wood floors, fireplace, crawl space basement, restroom not attached to septic system

249 (Parcel A)

Site: .27± acre (11,960± sf with 10,502± sf of upland per plan) of level vacant land with 121± ft. of frontage, reference Parcel A of Barnstable County Plan 678-49

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, September 25, 2023. 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 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 for mandatory broker pre-registration requirements.

JJManning
 AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
 Brochure 1780 • Ref 23-2033