

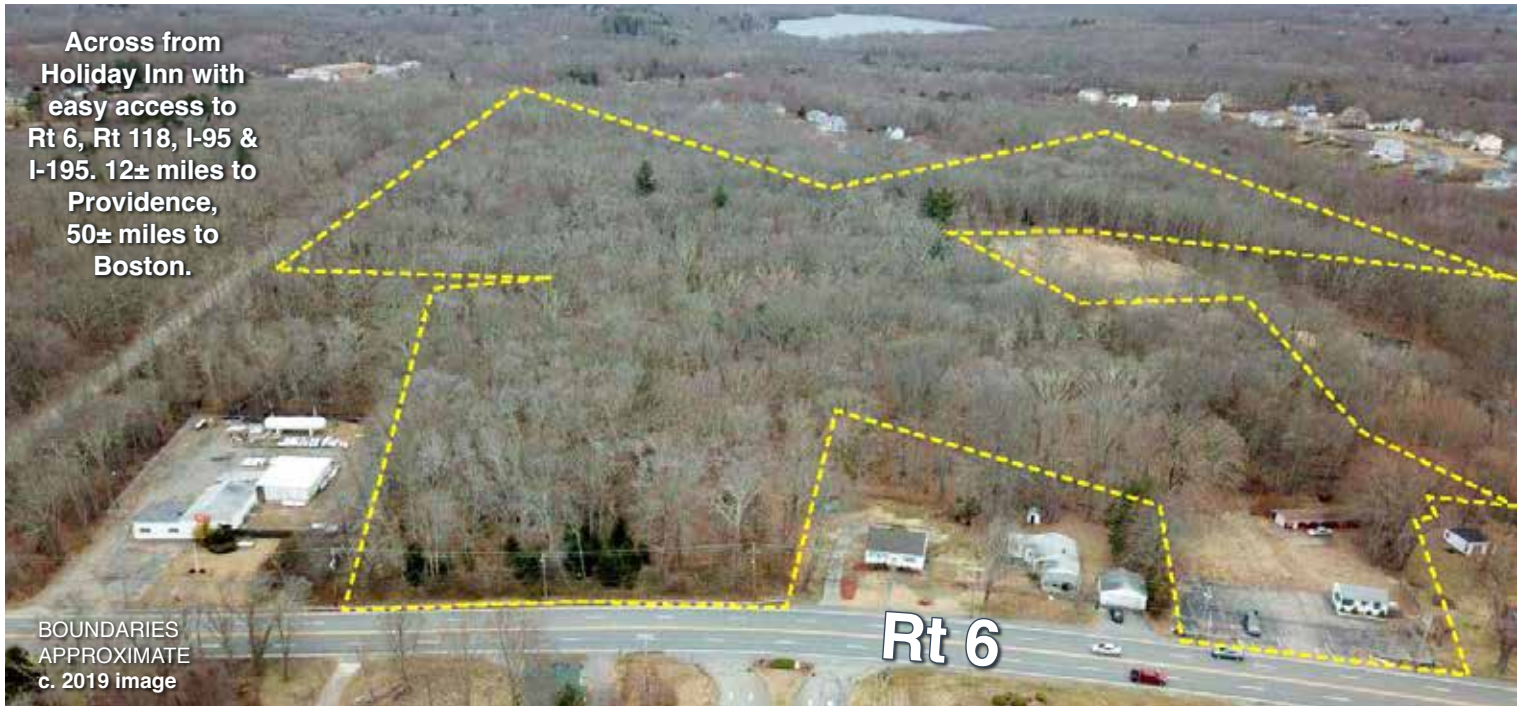
SWANSEA, MA

Rt 6 Potential Development Site

1405 GAR Hwy, 0 N S GAR Hwy, 0 Colletti Ln

33± Acres in 4 Parcels to be Sold in the Entirety

Across from
Holiday Inn with
easy access to
Rt 6, Rt 118, I-95 &
I-195. 12± miles to
Providence,
50± miles to
Boston.



BOUNDARIES
APPROXIMATE
c. 2019 image

Rt 6

Auction: Thursday, November 30 at 11am On-site

Parcel	Street	Assessor Acres ±	Improvements
83-5	1405 GAR Hwy	5.90	384± sf bldg, shed, parking
14-33	0 Colletti Ln	22.45	n/a
6-16A	0 N S GAR Hwy	3.63	n/a
6-16	0 N S GAR Hwy	1.51	n/a
		33.49	



c. 2019 image

Former used car lot for which there was a 2018 application for a 40B development for 144± apartments of which 25% were to be affordable that did not move forward. There is an estimated 7-10± acres of upland. Prospective buyers must conduct their own due diligence in regard to the development potential of this site.

Zoning: BB, RR, portion in Aquifer Protection District overlay

Site: 33± acres with residual paved parking

Improvements: 384± sf commercial building & detached 1-story shed building with garage door at gable end

Area Utilities: Town water, private septic, electric, gas

FEMA Flood Zone: X & A (Map 25005C0238G 7/16/14), Kickamuit River crosses toward rear of site

Environmental: See Property Info. Package for 2019 Transaction Screen Assessment

Terms of Sale: 10% certified deposit of which \$50,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder within 3 business days. 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 Info., Photos & Full Terms at:

www.JJManning.com

800.521.0111

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