

MORTGAGEE'S FORECLOSURE AUCTION / SECURED PARTY'S SALE

Offering Leasehold Interest in Parcel 1 & 2 Commercial Building Operating as Restaurant



Auction: Tuesday, July 30 at 11am On-site 68 Winter St, N Reading, MA

Leasehold Interest Area: 0.5± acre with 227± ft on Winter St (Rt 62) with curb cut & additional frontage on Main St (Rt 28) per sketch plan

Improvements: 1,886± sf footprint commercial building built circa 2011 featuring drive-up window, mezzanine office, cooler, wet sprinklers & more per Assessor

Parking: 7,000± sf paved lot per assessor with drive-thru lane & 18± spaces per aeriels

Plan Ref.: Lot 1 & Parcel A of "Sketch Plan, in North Reading, Massachusetts," prepared by Hayes Engineering Inc and dated May 20, 2010

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at this Mortgagee's Foreclosure Auction/Secured Party's Sale of Leasehold Interest & remainder by 4pm ET on Friday, August 2, 2024. Balance in 30 days. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct,

Ref Assessor's Parcel ID:
2130240000000340

Applicable Zoning: HB – Highway Business District, Main Street Mixed-Use Overlay

Leasehold Mortgage Ref.:
Middlesex S County 69469/174

Amended Notice Of Lease Ref.: Middlesex S County 69469/156 referencing a ground lease executed on July 26, 2010 and commencing on August 1, 2010 for an initial term of five (5) years with four five (5) year options

See Property Information Package: Notice of Sale, Lease & other applicable documents

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

800.521.0111

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