

REAL ESTATE AUCTION

41 Bodick Rd Units A, B, C & D, Hyannis, MA

4 Industrial Condos to be Sold in the Entirety

f/k/a "Advanced Body Science" Auto Body Shop



BOUNDARIES APPROXIMATE © Pictometry.com

AUCTION: Thursday, September 5 at 11am On-Site

Preview: Thursday, August 29 (11am-1pm)

Zoned Business in the Well Protection Overlay District, auto body has been uninterrupted non-conforming use in this location offering the increasingly rare possibility for auto/boat service, vehicle storage & more subject to City approval. Potential buyers to conduct their own due diligence relative to intended use.

Units A-D Parcel IDs: 34408000A, B, C, D

Units A-D Gross Building Area: 4,800± sf per Assessor

Unit A: 1,095± sf, end unit, overhead door

Unit B: 1,305± sf, restroom, overhead door

Unit C: 1,200± sf with 192± sf c. 2008 Pine Harbor wood frame storage building in front

Unit D: 1,200± sf, overhead door

Units A-D Per Deed: 4,536± sf area, 66.58% common area interest

Security: Alarm system

Water: Municipal

Sewer: Private

Barnstable County Ref.: Legal 8793-157, Master Deed 6807-232, By-Laws 6807-243, site plans 267-63 (Lot 3D) & 461/58

Location: From Rt 6 Exit 72 (former Exit 7), Willow St toward Hyannis becomes Yarmouth Rd, left on Ferndoc St to Bodick Rd, on left across from Cape Dairy

The 41 Bodick Road Condominium Complex is comprised of 6 units in a 7,200± sf steel frame metal building (1981 by Package Steel Systems) with 12-16± ft ceiling height on poured concrete slab with 5,000± sf of paved parking on a 20,000± sf lot with 130± ft of frontage on a 40± ft private way.

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 6, 2024. Balance in 30 days unless Probate Court requires longer. 5% 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.

*Re: The Estate of
Richard Michael Hatfield*

JJManning
AUCTIONEERS

Property Information, Photos, & Full Terms at:

JJManning.com

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