

# 6.82± Acre Unimproved Industrial Land

## 0 Elm St (Lot 2), Bridgewater, MA



**Absolute Auction:** Tues., September 10 at 11am On-site  
*Selling to the Highest Bidder, Regardless of Price*

**In a distribution hub area within 2.5± miles of the Rt 24 & I-495 interchange**  
The property is located near F.W. Webb Co. & Old Cedar Village Condos, close to the Industrial Park & Commerce Center  
4± miles to bulk railroad transport & 5± miles to the MBTA Commuter Rail

**RE Tax Assessment:** \$545,500

**Parcel ID:** 44-27

**Zoning:** IA – Industrial A

**Site Area:** 6.82± acres

**Upland:** 1.47± acres of contiguous upland estimated by 2002 wetlands survey may vary

**Locus:** Abuts 16,950± acre Hockomock Swamp WMA, a designated area of critical environmental concern

**Frontage:** 927± ft per 2006 plan

**Legal Ref:** Plymouth County 35214-008

**See Property Info Package:**

2006 conceptual dev plan, utilities, etc

**Terms of Sale:** 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, September 12, 2024. 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](http://www.JJManning.com) for mandatory broker pre-registration requirements.

# JJManning

— AUCTIONEERS —

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

**JJManning.com**

**800.521.0111**

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



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