

East Boston, MA Development Opportunity

.38± Acre Approved for 14 Residential Condos

.74± Acre Approved for 94 Apartments

To be offered Individually & in the Entirety



14
CONDOS

94
APTS.

Frankfort Street

Gove Street

BOUNDARIES APPROXIMATE © Pictometry.com

AUCTIONS: Tuesday, September 24 at 11am On-site

JJ Manning

— AUCTIONEERS —

JJManning.com

800.521.0111

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



Terms of Sale: 5% certified deposit of which \$50,000 (120 & 128-134 Gove St), \$100,000 (35-37 Frankfort St) or \$150,000 in the Entirety in certified or bank check at these Mortgagee's Foreclosure auctions & remainder of 5% deposit within 5 business days. Balance in 45 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 & 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.

PRESORTED
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HYANNIS, MA
Return Service
Requested

MA AUC LIC 111
BRO 1809
REF 24-2075-76

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BOUNDARIES APPROXIMATE © Pictometry.com

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120 & 128-134 Gove Street



35-37 Frankfort Street

Auc Ref 24-2075
120 & 128-134 Gove St
.38± Acre in 2 Parcels (4 Tracts)
Approved for 14 Residential Condos
Parcel IDs: 0104015000, 0104010000
Proposed project for former "Lady of Mount Carmel Catholic Church" to be converted to 14 condo units (4 of 14 units to be considered inclusionary/affordable, 2 units to be limited to not more than 80% AMI, 2 units to be limited to not more than 100% AMI) in the church building. Abutting lot improved with rectory building to become landscaped with 13 off-street parking spaces.

Auc Ref 24-2076
35-37 Frankfort St
.74± Acre in 2 Parcels (1 Tract)
Approved for 94 Apartments
Parcel IDs: 0103988001, 0103988002
Proposed project for convent building & adjacent vacant lot proposed to be used as site for 5-story residential building for 94 rental units (14 to be inclusionary/affordable, 12 to be limited to not more than 70% AMI, 1 to be limited to not more than 60% AMI, 1 limited to not more than 100% AMI) & 56 off-street parking spaces.

Visit JJManning.com for legal description of all tracts to be included & link to City of Boston Planning Department web site for 10/13/22 BPDA Board approval & additional project documents.

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Property Information & Full Terms at:
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