

.48± Acre Transit-Oriented Potential Development Site
Close to Sullivan Square Bus & Orange Line Service
24-32 Spice St, Charlestown (Boston), MA



AUCTION: Tuesday, March 18 at 11am On-site

Adjoining Assessor's Parcels to be Sold in the Entirety



BOUNDARIES APPROXIMATE © Pictometry.com

JJ Manning
AUCTIONEERS

JJManning.com

800.521.0111

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



MA AUC LIC 111
BRO 1824
REF 25-2102

Terms of Sale:

5% certified deposit of which \$150,000 in certified or bank check at these Mortgagee's Foreclosure auctions & remainder of 5% deposit within 5 calendar 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. Mortgagee's Counsel: Bruce Miller Esq, Pierce Atwood LLP 617-488-8116
JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

24-32 Spice St, Charlestown (Boston), MA

Up to 180± Units by Right* - .48± Acre Site

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**Upon information and belief. No warranties or representations made.*



Centrally located near Sullivan Square bus service & MBTA Orange Line transit station providing access to North Station, Downtown Crossing (5± min), Back Bay (12± min) & connections to Cambridge. At the corner of Spice St & D St / Hood Park Dr, next to Graphic Lofts apartments.

Convenient to Schrafft's City Center, Hood Business Park, Encore, Assembly Row, Logan, shopping, dining, entertainment & culture. Easy access to Cambridge St/ Rt 99, Rutherford Ave & Rt 1 within 1± mile of I-93 offering commuter ease & accessibility to all the City has to offer.

PROPERTY DETAILS

Parcel IDs:

(#24) 0202154000

(#32) 0202153000

Area:

.48± acre [20,926± sf]

(#24) .25± acre

(#32) .23± acre

Gross Building Area:

33,444± sf per Assessor

(#24) 27,284± sf 1-3 story with basement
built 1899

(#32) 6,160± sf built 1920

Development:

The property has been the subject of past discussions with the City in regard to conceptual redevelopments from 180± to 360-415± residential units subject to Inclusionary Development Policy (IDP) & based on a variety of assumptions. Prospective buyers must conduct their own due diligence in regard to any potential redevelopment.

Deed References:

Suffolk County 64168/21 & 28

See Property Info Package:

Zoning, frontage, FEMA, utilities, etc.

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— AUCTIONEERS —

Property Information & Full Terms at:

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