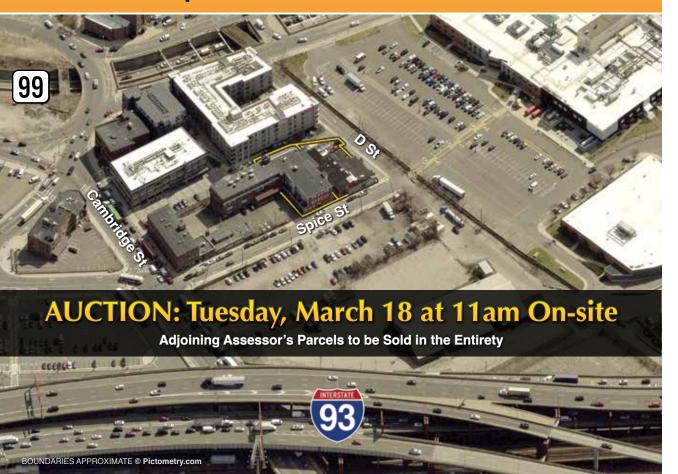
### .48± Acre Transit-Oriented Potential Development Site Close to Sullivan Square Bus & Orange Line Service 24-32 Spice St, Charlestown (Boston), MA





# **JJManning.com** 800.521.0111

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

MA AUC LIC 111 BRO 1824 RFF 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 Esg. 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

Adjoining Assessor's Parcels to be Sold in the Entirety

\*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.

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

### **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.



**Property Information & Full Terms at:** 

JJManning.com 800.521.0111