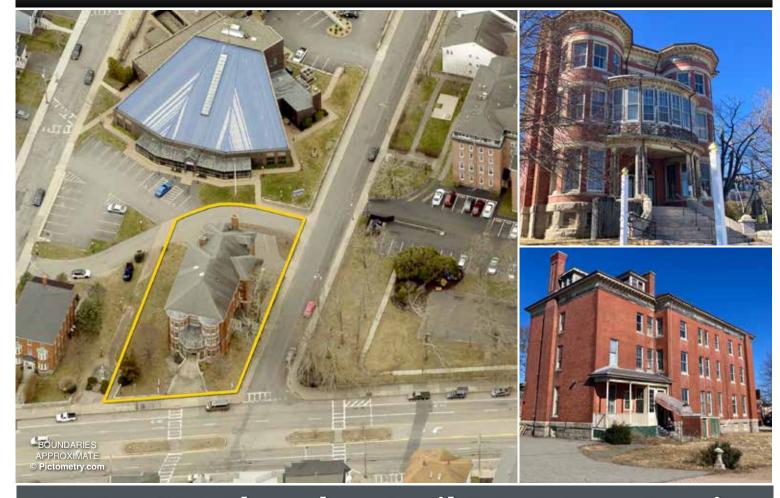
20,960± SF GBA FORMER BRICK RECTORY

529 Eastern Ave (Rt 6), Fall River, MA

.48± Acres at Corner of Rt 6 & St Joseph St



AUCTION: Thursday, April 24 at 1pm On-site

Originally built circa 1900 as a rectory for Notre Dame of Lourdes Church (later St Bernadette's). In the Flint Village Area, convenient to Lafayette Park. On Rt 6 between St Joseph St & Bedard St with easy access to I-195.

Currently described by Assessor as a single family, the property was previously the subject of City variances & a special permit in regard to a 14-unit residential project. It may also have received historic tax considerations/credits. Prospective buyers must conduct their own due diligence in regard to any redevelopment, uses, status of approvals, tax reductions or benefits for the property.

Site Area: .48± Acres (20,783± sf)

Plan Ref.: Bristol County Plan 164-65 (Lot A) Zoning: A-2 (Apartment), Housing District - HD3 Frontage: 111± ft Eastern Ave, 187± ft St Joseph St with

2 curb cuts

Driveway: Paved with room for parking Gross Building Area: 20,960± sf Gross Living Area: 12,432± sf Floors 1, 2 & 3: 4,144± sf each

Attic: 4,144± sf unfinished with 1,450± sf net area Basement: 4,144± sf full, unfinished with concrete floors Structure: Wood frame & brick exterior with 3-story front bays flanking a central 2nd story bay on a fieldstone

foundation, 2 open & 1 enclosed porch

Interior: Many wood floors, original woodwork, staircases, fireplaces, known asbestos & lead paint per MLS

Bedrooms: 6

Baths: 6.5 (6 full, 1 half) Heat: Gas-fired forced hot water

Water & Sewer: City Parcel ID: J-17-0063

Terms of Sale: 10% certified deposit of which \$50,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder of 10% within 2 business days. Balance in 30 days. 3% 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.



Property Information & Full Terms at:

JJManning.com 800.521.0111

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







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