

# 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



BOUNDARIES  
APPROXIMATE  
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## 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.

# JJManning

— AUCTIONEERS

Property Information & Full Terms at:

## JJManning.com

### 800.521.0111

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