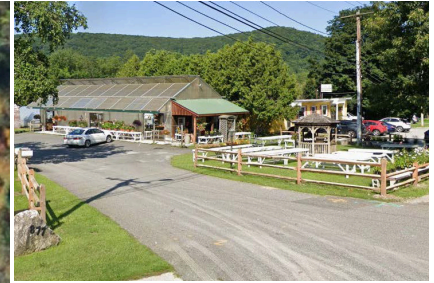
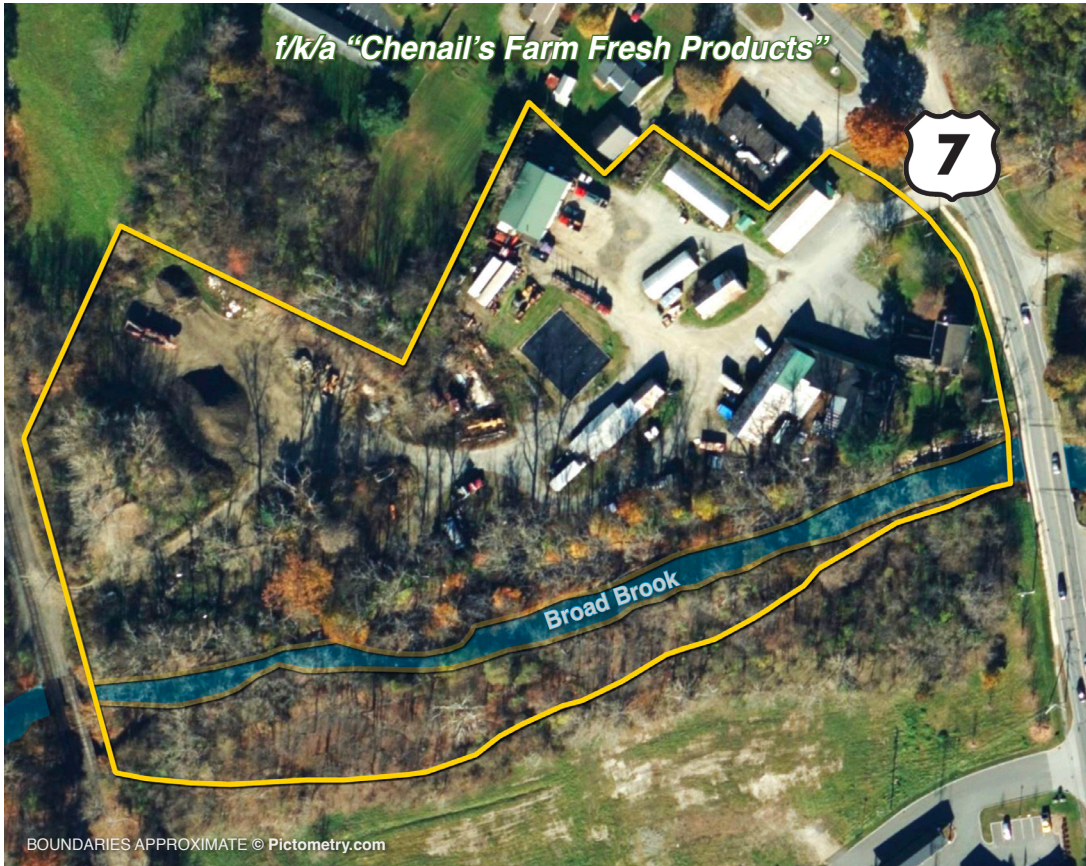


7.1± ACRE MIXED-USE PROPERTY

Solid Income History with Additional Potential

2-Family, Multi-Retail, Barns, Greenhouses, Garages

877 Simonds Rd (US-7), Williamstown, MA



AUCTION: Tuesday, June 17 at 12pm Onsite or Online

2,768± sf 2-story home with full, unfinished basement built 1804 & converted to 2-family with vinyl clad windows, gas-fired baseboard hydronic heat. Unit 1: 3BR, 2BA, living room, eat-in kitchen. Unit 2: 2BR, 2BA with eat-in kitchen.

5,070± sf 1-story retail built 1945 on poured concrete slab with 2,030± sf additional unconditioned space (7,100± sf GBA total). 3-retail units in front (750-2,000± sf with 1 BA each, gas-fired baseboard hydronic heat & hot water) with storage behind.

1,440± sf greenhouse/open retail with rigid plastic panels on a metal frame atop a poured concrete slab with gas-fired radiant heat, electric hot water, BA.

2,240± sf garage built in the 1980's with metal panels on a metal frame atop a poured concrete slab with (4) 10' x 12' overhead doors, waste oil heat.

3 barns, additional greenhouse & garage, ample land area for equipment storage.

NW corner of MA in the heart of the tri-state Berkshires, a popular 4-seasons tourist area close to Williams College & The Clark. Surrounded by the natural beauty of Mountain Meadow Preserve, Hopkins Memorial Forest, Hoosic River Valley, Appalachian Trail, Mt Greylock, Green Mountains & more. On Rt 7, 2± miles to Rt 2 & 30± miles to I-91.

Primary Zoning: PB-Planned Business

Parcel ID: 126-046-000

Site: 7.1± acres (309,276± sf) with mountain views. Broad Brook runs across Southern-most portion of property with 5.6± acres including current improvements to the north. Paved & gravel interior roadways with lot parking for 25+ vehicles.

Frontage: 354± ft with 1 curb cut

See Property Information Package:
Rent roll, tax returns, utilities, FEMA map, etc.

Property Tour: Wednesday, June 11 (12pm-2pm)

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, June 19, 2025. Balance in 30 days. 10% 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.

Online Bidding Terms: At eBIDLOCAL.com auction #1892.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

In Cooperation with
David Staples of



Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

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



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Brochure 1838 • Ref 25-2117