

**.43± Acre Transit-Oriented Potential Development Site**  
**Includes 20,360± sf of Current Improvements**  
**33-39 Cambridge St et al\*, Charlestown (Boston), MA**



**AUCTION: Tuesday, May 20 at 11am On-site**

**4 Adjoining Assessor's Parcels Selling in the Entirety**

**\*See Parcel Addresses & ID's Provided**



★ 31 Cambridge St Units 2 & 3 excluded from sale

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 1834  
REF 25-2128

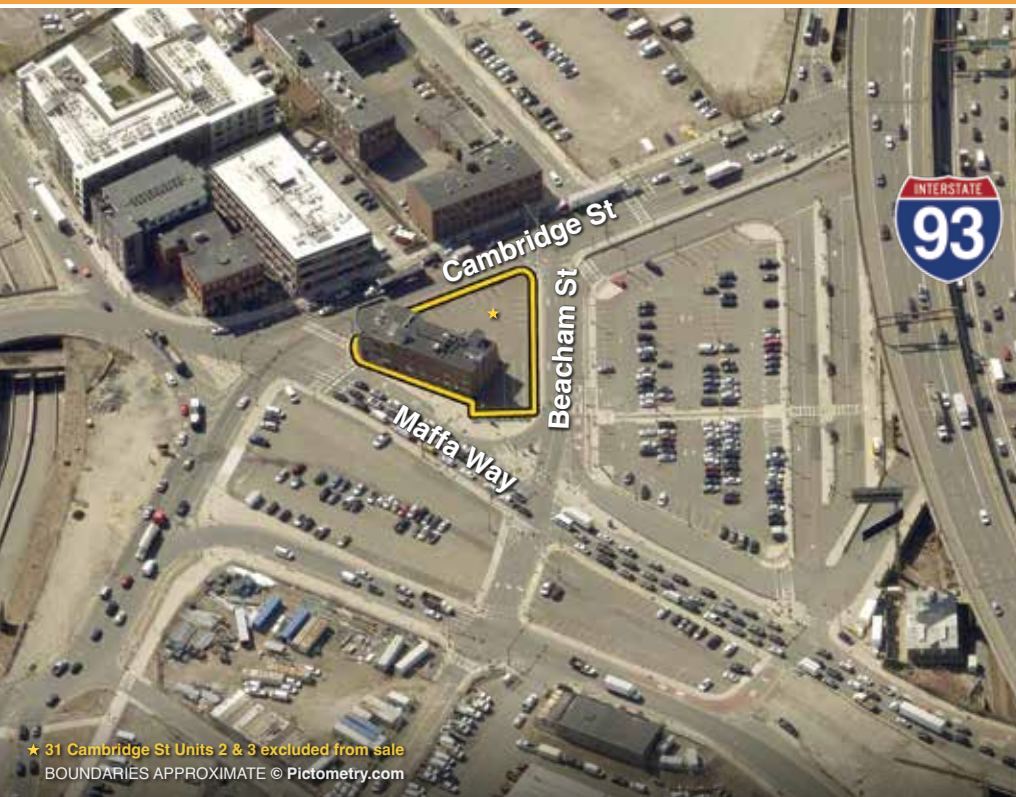
**Terms of Sale:**

5% certified deposit of which \$150,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder of 5% deposit within 5 business 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.

# 33-39 Cambridge St et al\*, Charlestown (Boston), MA

## .43± Acre Transit-Oriented Potential Development Site

*4 Adjoining Assessor's Parcels Selling in the Entirety*



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Centrally located across from 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 intersection of Cambridge St, Beacham St & Maffa Way close to Graphic Lofts apartments.

Convenient to Schrafft's City Center, Hood Business Park, Encore, Assembly Row, Logan, shopping, dining, entertainment & culture. Easy access to 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:

0201921000 (6 Sever St)  
0201923000 (33-39 Cambridge St)  
0201923001 (0 Cambridge St)  
0201922002 (31 Cambridge St Unit 1)

#### Area:

.43± acre (18,848± sf) per appraisal  
.41± acre (17,853± sf) per Assessor

#### Frontage:

200± ft each on Cambridge St & Beacham St,  
150± ft on Maffa Way

#### Zoning:

LC (Local Convenience)

**Gross Living Area:** 20,360± sf out of estimated 23,337± sf existing improvements on site

#### Development:

Auction sale is for a portion of a larger holding that was the subject of past discussions with the City in regard to conceptual redevelopment up to 285± residential units in a 300,000± sf 24-story building. Please note that 31 Cambridge St Units 2 & 3 are excluded from this auction sale. Prospective buyers must conduct their own due diligence in regard to any potential redevelopment.

# JJ Manning

— AUCTIONEERS —

Property Information & Full Terms at:

**JJManning.com**

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