

WATERFRONT ON MERRIMACK RIVER

0 & 35 Dale St, Methuen, MA
2,772± sf 3-Bedroom Home

1+ Total Acre with Private Dockage (2 Assessor's Parcels Selling in the Entirety)



AUCTION: Thursday, June 12 at 11am On-site

RE Tax Assessment: \$726,000

Parcel IDs: 518-162-41, 518-162-51

Properties: .26± acre & .788± acre parcels that slope to river with parking on top, separated by a strip of open space

Street Frontage: 100± ft & 300± ft

River Frontage: 100± ft & 295± ft

Dock(s): 2 docks with 3 slips total

Gross Building Area: 3,943± sf

Gross Living Area: 2,772± sf

Design: Circa 1960 ranch with partially finished lower walkout level & concrete foundation

Bedrooms: 3

Baths: 1.5 (1 full, 1 half)

Outside Living: 288± sf back deck, 144± side deck, 168± patio

HVAC: Oil-fired forced hot, central A/C

Water & Sewer: Town

Registry Ref: N Essex County 18209/257 (deed), 431 (Glen Forest plan)

FEMA Zones: X & AE (25009C0204F 7/3/2012)

Zoning: RR

Enjoy your own waterfront retreat just off Riverside Drive bus route, 3/4 of a mile from Rt I-93, close to the NH border. Near golf, restaurants, museums & services within 9± miles of UMASS Lowell, Canobie Lake Park, and Mall.

JJManning
AUCTIONEERS

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

JJManning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1852 • Ref 25-2129

Open House: Saturday, June 7 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, June 13, 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.

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.