

164 Beale Rd, Barnstable, MA
Barnstable Harbor Next to Yacht Club
2 Oceanfront Marina/Boat Shop Buildings
Private 10± Slip Dock
Panoramic Views of Cape Cod Bay & Sandy Neck Lighthouse



BOUNDARIES APPROXIMATE © Pictometry.com

AUCTION: Tuesday, June 3 at 10am On-site

Zoning: RF-1

Dockage: Dock with 10± slips per Assessor

Access: Right-of-way over Beale Rd

Site: .5± acre with 2,839± sf of structures including 392± sf of boat shop construction in 2012 & gravel lot

Structure 1: 1,288± sf GLA 1.75-story boathouse primarily built in 1930 with 512± sf unfinished .75-story, 2 rooms, heat, plumbing & 839± sf wood deck

Structure 2: 1,551± sf GLA 1.75-story boathouse built in 1930 with 136± sf wood deck

Structure 3: 80± ft shed

Parcel ID: 280/004

**Spectacular location
in an area of high-end
residences.
Convenient to shopping,
restaurants & attractions.
5± miles to airport,
transportation center,
and island ferries.**

Terms of Sale:

\$20,000 deposit in certified or bank check at this Mortgagee's Foreclosure auction. Balance in 30 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 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 Info, Photos & Full Terms at:

JJManning.com

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