

# 2-Family Home in Prospect Hill Neighborhood

## 28 Vinal Ave, Somerville, MA

With Accessory Building & Detached Workshop  
Near Community Garden, Nunziato Park & Bus Routes



**AUCTION:** Friday, August 22 at 11am On-site

**RE Tax Assessment:** \$1,495,000

**Site:** .15± acre (6,516± sf), partly fenced with patio

**Frontage:** 60± ft

**Parking:** Paved drive for 4± cars, additional on-street

**Gross Building Area:** 6,015± sf

**Gross Living Area:** 3,373± sf

**Design:** Circa 1900 2-family conversion with masonry foundation & vinyl siding

**Bedrooms:** 8 per Assessor  
(2) 1<sup>st</sup> floor, (3) 2<sup>nd</sup> floor, (1) basement, (2) attic\*

\*Currently no exterior egress, in use as extra storage for owner only

**Baths:** 3 per Assessor, 4 existing (1 each 1<sup>st</sup> floor, 2<sup>nd</sup> floor, basement, accessory bldg)

**Unit 1:** 3 BR (2) 1<sup>st</sup> floor, (1) basement;

2 BA (1) 1<sup>st</sup> floor, (1) basement

**Unit 2:** 3 BR, 1 BA all on 2<sup>nd</sup> floor

**Basement:** 1,209± sf full, partially finished

**Accessory Bldg:** 625± sf semi-detached 1-story with BA abuts main house with separate access only, included as part of 1<sup>st</sup> floor area

**Heat:** Gas-fired steam

**Utilities:** City water & sewer, electric, gas

**Workshop:** 560± sf detached at back fence

**Legal Ref:** Middlesex S County 68974/515

**Parcel ID:** 62-C-44

**Zoning:** NR

On one-way street running from  
Highland Ave to Summer St,  
just a lot away from community garden  
growing center park. Close to Union Square,  
City Hall, schools, Nunziato Park & Field.  
Convenient to public transportation.

**JJ Manning**  
AUCTIONEERS

Property Info., Photos, Broker Registration & Full Terms at:

**JJManning.com**

**800.521.0111**

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



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Brochure 1845 • Ref 25-2153

**Property Tour: Thursday, August 14 (11am-1pm)**

#### Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, August 25, 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](http://www.JJManning.com) for mandatory broker pre-registration requirements.