

6,907± SF COMMERCIAL RETAIL BUILDING

135 Westboro Rd (Rt 30), Grafton, MA

On 1.08 acres in High Visibility Location



AUCTION: Wednesday, November 5 at 11am On-site

On Rt 30 with visibility from the MBTA commuter rail, halfway between Rt 20 & I-90 with easy access to Rt 140, I-290 & I-495.

Site Area: 1.08± acres

Zoning: OLI – Office/Light Industrial

Frontage: 217± ft per deed & GIS

Paved area: 8,000± sf per Assessor

Gross Building Area: 14,449± sf

Gross Living Area: 6,907± sf

Design: 1-story retail with walkout lower level, portions recently under renovation

Basement/Lower Level: 6,907± sf

Storage: 99± sf, unfinished

Porches/Decks: 385± sf front porch, 121± sf enclosed porch in back, 80± sf deck on side

Plan Ref: Worcester County Plan 307/124 – Parcel A, Grafton SP 2021-01

Parcel ID: 013.0/0000/0002.0

JJ Manning
AUCTIONEERS

Property Information & Full Terms at:

JJ Manning.com

800.521.0111

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



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Brochure 1856 • Ref 25-2164

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at this Mortgagee's Foreclosure Auction & remainder of 10% due within 2 business days. 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.