



PROPERTY INFORMATION PACKAGE #25-2165

Mortgagee's Foreclosure AUCTION

3 BUILDING INDUSTRIAL COMPLEX ON 2.75+/- AC.

1+/- mi. to I-95, Close to Attleboro Commuter Rail

0 & 20 JOHN WILLIAMS ST., ATTLEBORO, MA

Wednesday, November 5 at 2:00 pm On-site

MA Auc. Lic. #111



JJ Manning AUCTIONEERS

AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

TERMS AND CONDITIONS OF SALE

MORTGAGEE: James Lynch

MORTGAGOR: MJR Family Trust

LOCATION: 0 John William Street, Attleboro, MA and
20 John William Street, Attleboro, MA

DATE: November 5, 2025

TERMS OF SALE:

1. All the right, title and interest in conveyed by Mortgagor to Mortgagee in that certain “Mortgage” recorded in the Bristol North County Registry of Deeds in Book 26846 Page 132 will be sold, subject to the terms and conditions in the published Notice of Sale, a copy of which is attached hereto, and those hereinafter set forth. The terms and conditions herein shall be collectively referred to as the “Agreement”.
2. The right, title, and interest conveyed to the Mortgagee in the Mortgage and sold under these terms is hereinafter referred to as the “Property”. The Properties are commonly known as 0 John William Street, Attleboro, MA and 20 John William Street, Attleboro, MA, and consists of the land and buildings described in the legal description attached to the Mortgage.
3. A deposit of **10% of the Purchase Price** (as defined in Paragraph 6 below) (the “Deposit”) in certified check or bank check shall be paid within two business days to the Auctioneer or Counsel for Mortgagee, with Ten Thousand (\$10,000) of the Deposit (the “Initial Deposit”) immediately payable by certified check or bank check to the Auctioneer. The payment of the Initial Deposit shall be payable by any bidder who submits the winning bid.

4. If a bidder who appears to have submitted the winning bid does not, at the conclusion of the auction, pay the Initial Deposit, the Property may, at the discretion of the Auctioneer, be immediately re-auctioned, upon these terms and conditions, or offered to the next highest bidder or subsequent high bidder(s) without further notice. In such an event, said defaulting bidder is not released from any claims the Mortgagee might have against said defaulting bidder, including, but not limited to said bidder's failure to tender the entire Deposit, or for economic damages in the form of the Mortgagee's forced acceptance of a lower Purchase Price on account of said bidder's default.
5. Upon submission of the Initial Deposit, the winning bidder shall become known as the "Purchaser" under this Agreement.
6. The winning bid is subject to an auctioneer's fee of 3% in the form of a buyer's premium payable at closing. The winning bid and the 3% premium constitute the "Purchase Price."
7. The balance of the Purchase Price shall be paid in cash or by certified or bank check payable to the Mortgagee in or within thirty (30) days from the date of the auction. Mortgagee may elect to extend the closing date for an additional thirty (30) days in its sole discretion.
8. At the time of the closing described in Paragraph 7, a Foreclosure Deed, in the usual form, without covenants or warranties, will be delivered to the Purchaser on receipt of the full balance of the Purchase Price.
9. If the Purchaser fails to tender the balance of the Deposit, or the Purchase Price at the times and places above provided, the Purchaser shall be in breach of this Agreement and the Mortgagee, at its option, may take any action it deems suitable to dispose of the Property, including, but limited to, offering the Property to the next highest bidder or

subsequent high bidder(s) at the original sale which is ready, willing, and able to comply with this Agreement, without notice to the Purchaser and without previously tendering a deed to the Purchaser.

10. Any action taken by Mortgagee in response to a breach of this Agreement by the Purchaser shall not, however, release the Purchaser from liability for breach of contract. In case of such default, Mortgagee shall have the right, whether or not the Property is resold, to retain the Deposit, or any portion thereof, either as liquidated damages, or as security for the payment by the Purchaser of additional damages to which the Mortgagee may be entitled by reason of Purchaser's default, as the Mortgagee may elect, without prejudice to any right to other or further damage or to pursue any remedy, legal or equitable, which shall accrue by reason of such default.
11. The risk of loss shall pass to the Purchaser upon payment of the Initial Deposit and, therefore, it is the Purchaser's obligation to produce fire and casualty insurance on the Property effective as of the time of the acceptance of the Initial Deposit. In the event of loss or damage to the Property by fire or other casualty between the time of sale and the tender of the deed, the Purchaser shall remain obligated to pay the full balance of the Purchase Price.
12. This sale is made without representations, warranties, or guaranties in regard to the title or any liens, encumbrances, attachments, levies, mortgages, easements, rights of way, occupancies, leases or other defects concerning said title.
13. This sale is subject to any and all restrictions, easements and existing encumbrances of record prior to the Mortgage, if any there be, insofar as the same are still in force and

applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

14. The Purchaser shall be responsible for the documentary deed stamps which are required to be affixed to the deed.

15. The Property is sold AS IS. The sale is made without representations, warranties or guaranties concerning the condition of the Property. The Purchaser has not relied upon any purported representations by Auctioneer or Mortgagee of any sort whatsoever concerning the Property. Any personal property remaining on the Property is the responsibility of the successful bidder.

16. The Purchaser shall assume responsibility for and costs relating to compliance with Title 5 of the State Environmental Code, state and city requirements regarding smoke detection equipment, and lead paint regulations, all as applicable. Mortgagee makes no warranties or representations regarding the property's current compliance with any state or local regulations or laws.

17. Should Mortgagee elect not to convey the Property in its sole discretion, Purchaser's sole remedy under this Agreement shall be the return of any Deposit it has paid at the time of Mortgagee's election.

18. Time is of the essence with respect to the closing provided herein.

AUCTIONEER

ATTLEBORO, MASSACHUSETTS

November 5, 2025

In consideration of the acceptance of my bid by JJ Manning, Auctioneer, I hereby agree to pay the sum of (_____ Dollars) (\$ _____ .00), which is my winning bid of _____ Dollars (\$ _____ .00) plus a buyer's premium of 3%, which is _____ Dollars (\$ _____ .00) for the real estate described in the attached Notice of Sale, purchased by me this 6th day of November, 2025 at Public Auction, of which sum I agree to pay to Auctioneer or Mortgagee 10% as a Deposit within the next two business days, of which Deposit Ten Thousand Dollars (\$10,000.00). I have paid this day; and I agree to comply with the terms and conditions of sale set forth above and in the notice of sale.

PURCHASER:

COUNSEL FOR MORTGAGEE:

IN THE PRESENCE OF:

Purchaser Information:

Name: _____

Address: _____

Email: _____

Phone: _____

Title will vest in:

MORTGAGEE'S SALE OF REAL ESTATE

0 & 20 John William St.
Aka 0 & 20 John Williams St.
Attleboro, MA 02703

By virtue and in execution of the Power of Sale contained in a certain Mortgage Deed & Assignment of Leases and Rents given by John Davis, Trustee of The MJR Family Trust dated March 22, 2021 to James Lynch dated March 22, 2021 and recorded with the Bristol County North Registry of Deeds, Book 26846, Page 132 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at November 5, 2025 at 2:00 p.m., on the mortgaged premises at 0 & 20 John William, aka 0 & 20 John Williams Street, Attleboro, Massachusetts, being AP 33 Lots 222-221A-221C-221D, hereinafter described all and singular the premises described in said mortgage,

To wit:

20 William Street:

The land in Attleboro on the southeasterly side of John William Street bounded and described as follows:

Beginning at a point in the southeasterly line of said John William Street, which point is 42.60 ft. southwesterly from a stone bound marking the angle in the southeasterly line of John William Street (this angle point marked by a granite bound is 288.98 ft. westerly from the westerly line of Summer Street); thence by an interior angle of 69°52' in a general southeasterly direction by the westerly line of land of Leavens Manufacturing Co. Inc., 641.37 ft. to land of the New York, New Haven & Hartford Railroad; thence by an interior angle 94°05' in a general southwesterly direction by land of said Railroad 200.51 ft. to and for a corner; thence by an interior angle of 85°55' in a general northwesterly direction, parallel to the westerly line of said Leavens Manufacturing Co. Inc., and by remaining land of the granter, 582.32 ft. to the southeasterly line of said John William Street; thence by an interior angle of said John William Street 213.02 ft. to the point of beginning.

0 William Street:

The land in said Attleboro, with the buildings and improvements thereon, situate on the northerly side of a way as appearing on a plan entitled, "Plan of Land in Attleboro - Mass. Owned by Chagnon- Parker & Reeves. August 1963. James A. Foley, Sur." The said plan is duly recorded in Bristol County North District Registry of Deeds Plan Book 89, Page 69.

Being parcels #2 and #3 on said plan and being further bounded and described as follows:

WESTERLY	by parcel 1 on said plan, 184.04 feet;
NORTHERLY	by land of Guyot Bros. Co., Inc., 277.98 feet;
EASTERLY	by parcel #4 on said plan, 88.72 feet; and
SOUTHERLY	by the said way 260 feet.

PROPERTY ADDRESS:

(FOR REFERENCE PURPOSES ONLY)

20 John William Street and 0 John William Street Attleboro, MA

AP 33 Lots 222-221A-221C-221D

For title, see deed recorded herewith.

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

Ten Thousand Dollars (\$10,000) initial deposit in certified check, or bank check is required to bid at time and place of sale with an additional Ten Percent (10%) deposit due within two business days of the sale. The balance of the purchase price shall be paid in or within thirty (30) days from the date of sale. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale. In the event of error in this publication, the description of the premises contained in said mortgage shall control.

Other terms to be announced at the sale.

By the Attorney for the Holder of the Mortgage

/s/ Patrick J. McDonald

Patrick J. McDonald

Hinshaw & Culbertson LLP

Dated: October 2, 2025

(Publish: The Sun Chronicle
October 14, 21, and 28, 2025)

INDUSTRIAL COMPLEX ON 3.56± ACRES

0 & 20 John Williams St, Attleboro, MA
26,400± sf Comprised of 3 Buildings



AUCTION: Wednesday, November 5 at 2pm On-site

Conveniently located between Routes 123 & 152. Within 1± mile of the MBTA Commuter Rail & I-95 providing easy access to I-295 to the west.

Site: 3.56± acres comprised of 4 Assessor's parcels, primarily paved in front & abutting railroad tracks at back

Frontage: 213± ft

Zoning: I – Industrial

Note: John Williams St formerly known as John William St

Plan Ref: Bristol N County 330/31

Parcel IDs: AP 33 Lots 222, 221A, 221C, 221D

Improvements

(± sf Based on Prior Listing)

2 partially attached masonry industrial buildings built circa 1960 on slab:

- 14,000± sf 1-story with (2) drive-in doors
- 10,000± sf 2-story with office area
- 2,400± sf detached 1-story clear span metal industrial building with (1) drive-in door

JJ Manning
AUCTIONEERS

Property Information & Full Terms at:

JJ Manning.com

800.521.0111

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



Terms of Sale:

10% certified deposit of which \$10,000 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.

MA Auc Lic 111

Brochure 1857 • Ref 25-2165

Property Card: 0 JOHN WILLIAM ST
City of Attleboro, MA



Parcel Information	
Parcel ID: M_217303_853774 Vision ID: 3662 Owner: MJR FAMILY TRUST Co-Owner: DAVIS, JOHN TRUSTEE Mailing Address: 20 JOHN WILLIAMS ST ATTLEBORO, MA 02703	Map: 33 Lot: 221-C Unit: Use Description: IND LD PO MDL-00 Zone: I Land Area in Acres: 0.81
Sale History	Assessed Value
Book/Page: 26846/0130 Sale Date: 3/22/2021 Sale Price: \$550,000	Land: \$168,800 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$168,800

Building Details: Building # 1		
NO PHOTO AVAILABLE	Model: Vacant	Int Wall Desc 1:
	Living Area: 0	Int Wall Desc 2:
	Year Built: 0	Ext Wall Desc 1:
	Style:	Ext Wall Desc 2:
	Stories:	Roof Cover:
	Occupancy:	Roof Structure:
	No. Total Rooms:	Heat Type:
	No. Bedrooms:	Heat Fuel:
	No. Baths:	A/C Type:
	No. Half Baths:	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Property Card: 20 JOHN WILLIAM ST

City of Attleboro, MA



Parcel Information	
Parcel ID: M_217326_853802 Vision ID: 3660 Owner: MJR FAMILY TRUST Co-Owner: DAVIS, JOHN TRUSTEE Mailing Address: 20 JOHN WILLIAMS ST ATTLEBORO, MA 02703	Map: 33 Lot: 221-A Unit: Use Description: FACTORY MDL-96 Zone: I Land Area in Acres: 2.75
Sale History	Assessed Value
Book/Page: 26846/0130 Sale Date: 3/22/2021 Sale Price: \$550,000	Land: \$382,800 Buildings: \$630,900 Extra Bldg Features: \$11,000 Outbuildings: \$76,800 Total: \$1,101,500

Building Details: Building # 1		
NO PHOTO AVAILABLE	Model: Ind or Comm Living Area: 19636 Year Built: 1960 Style: Lt Industrial Stories: 1 Occupancy: 1 No. Total Rooms: No. Bedrooms: No. Baths: No. Half Baths:	Int Wall Desc 1: Minim/Masonry Int Wall Desc 2: Ext Wall Desc 1: Concr/Cinder Ext Wall Desc 2: Roof Cover: Rubber Roof Structure: Flat Heat Type: Steam Heat Fuel: Oil A/C Type: None



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



City of Attleboro, MA

1 inch = 141 Feet



www.cai-tech.com

August 26, 2025



PWater	Railroad	Buildings
Property Line	Utility	Right of Ways
Public Road	Railroad	Water-poly

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



City of Attleboro, MA

1 inch = 141 Feet



www.cai-tech.com

August 26, 2025



PWater	Railroad	Bridge
Property Line	Utility	Water-poly
Public Road	Railroad	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Zoning

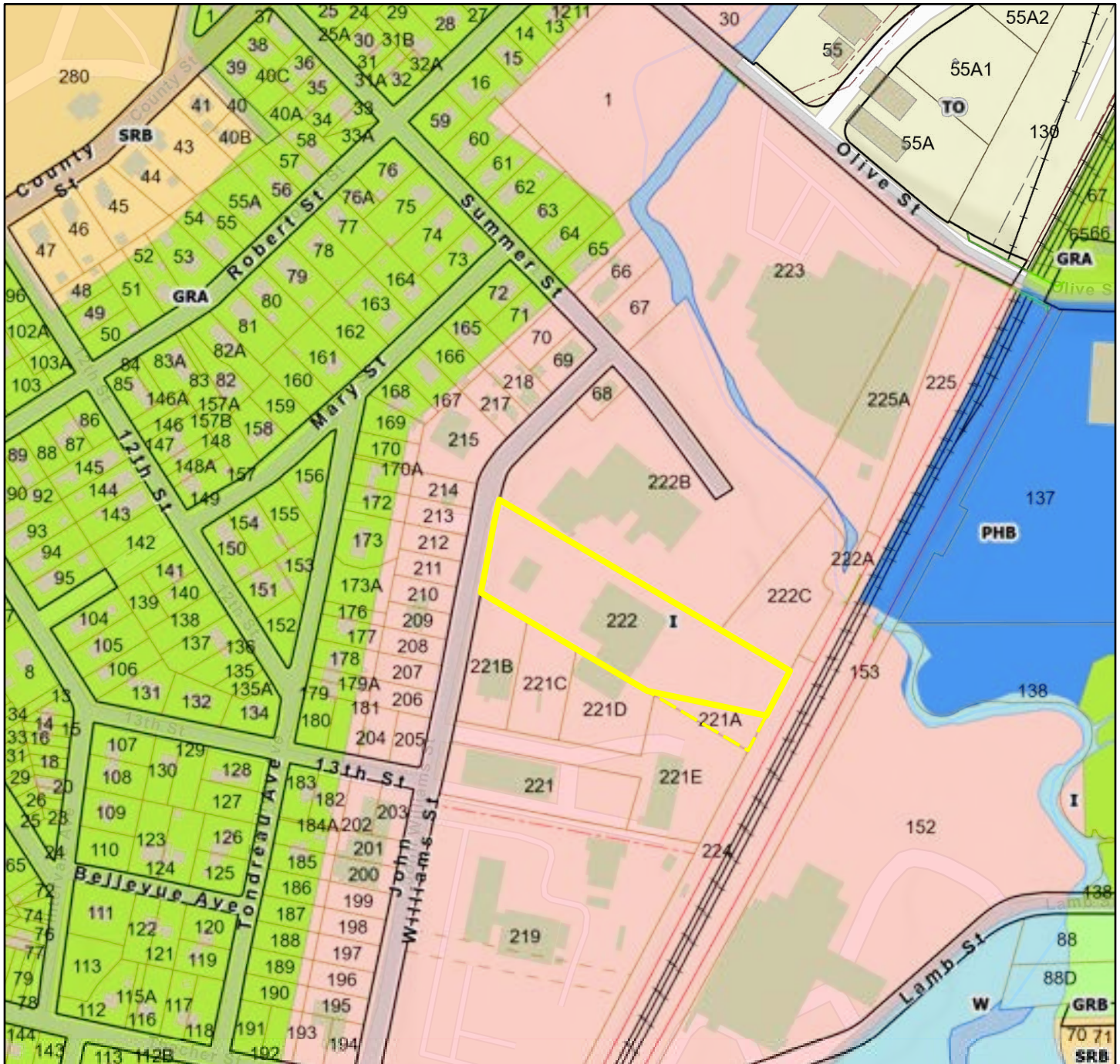
City of Attleboro, MA

1 inch = 281 Feet



www.cai-tech.com

August 26, 2025



PWater	Utility	Water-poly
Private Road	Railroad	GENERAL RESIDENCE A-10,000 S.F.
Property Line	Tract Line	GENERAL RESIDENCE B-12,000 S.F.
Public Road	Bridge	INDUSTRIAL
Railroad	WaterLines	PLANNED HIGHWAY BUSINESS
ROW Over	Buildings	SINGLE RESIDENCE B-12,000 S.F.
Right of Way	Right of Ways	WATER

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Get Sociology now on

The property floor plans on this plan are the true and correct existing building footprint. The floor of 274022 and vice versa are those of public or private schools or water supply treatment. It is not the building footprint of the building or the building.



John J. Williams
FLE 40142
June 11, 1961

Plan of Land on

**Attleboro,
Massachusetts**

07

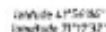
John William Street

prepared for

Guyot Brothers Company, Inc.

prepared by
W.T. Wahlen Engineering
21 Paul Street, suite 250
North Attleborough, Ma. 02760

June 17, 1993 scale 1"=30'



DESIGNED BY:
W. T. WHALEN ENGINEERING CO.

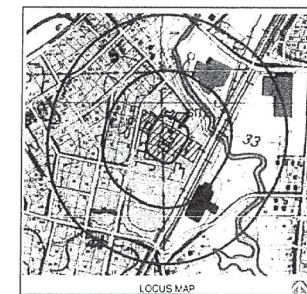
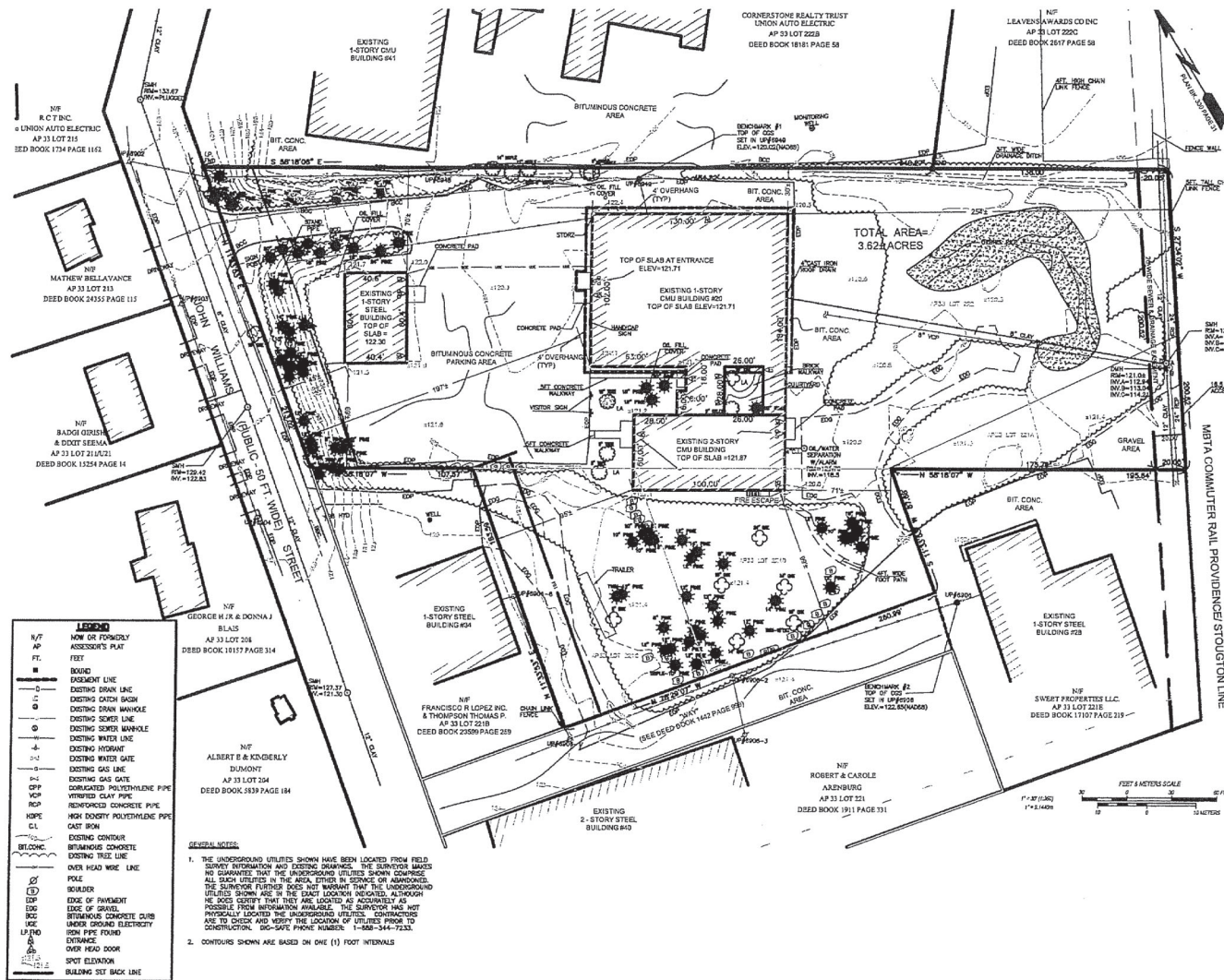
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60.11	Neutral	60.11.0000 10/00/0000 10/00/0000
60.11	Neutral	

PREPARED FOR

Excel Software Company, Inc.
20 John Wilson Street
Jaffrey, N.H. 02453

The **Journal of**



North

ZONING REFERENCE:
ZONING SETBACKS(S/F/R)
ASSESSOR'S REFERENCE:

INDUSTRIAL
30FT./0FT./0FT.
ASSESSOR'S MAP 33, PARCELS
221A, 221C, 221D AND 222

DEED REFERENCE:

BOOK 1209, PAGE 430 & BOOK
1442, PAGE 996 RECORDED IN THE
BRISTOL COUNTY (NORTHERN DISTRICT)
REGISTRY OF DEEDS.

PLAN REFERENCE:

PLAN BOOK 330, PAGE 31, & PLAN
BOOK 89, PAGE 60 RECORDED IN THE
BRISTOL COUNTY (NORTHERN DISTRICT)
REGISTRY OF DEEDS.

PREPARED BY
KWF Group

OWNERS:

MJR FAMILY TRUST
20 JOHN WILLIAMS STREET
ATTLEBORO, MA 02703

APPLICANT:

IDEAL BUDZ
106 PARK STREET
ATTLEBORO, MA 02703

GENERAL NOTES

- 1) THE SURVEY IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN.
- 2) THE SURVEY MAP PROPERLY AND ACCURATELY INDICATES AND LOCATES TO THE BEST OF MY KNOWLEDGE, VISIBLE UTILITY STRUCTURES FOR POWER, TELEPHONE, STORM DRAINAGE, SANITARY WASTE DISPOSAL, DRINKING, WATER, FOUNDATIONS AND OTHER STRUCTURES ON THE PROPERTY SURVEYED, AS OF DECEMBER 18, 2018.
- 3) THE SURVEY MAP PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL INSTRUMENT SURVEY OF THE PROPERTY ORIGINALLY PERFORMED ON NOVEMBER 14, 2018 THRU NOVEMBER 21, 2018.
- 4) THERE ARE ENCROACHMENTS AS SHOWN.
- 5) THE SURVEY MAP DESIGNATES AND LOCATES RECORDED EASEMENTS ON THE SUBJECT PROPERTY THAT ARE ABLE TO BE SHOWN.
- 6) LEGALLY SUFFICIENT ACCESS TO THE PROPERTY IS PROVIDED BY A CROSS-EASEMENT OFF OF MBTA COMPUTER RAIL PROVIDENCE/STOUGHTON LINE WHICH THE PROPERTY ADJUTS, THE SAME BEING PAVED AND PUBLIC AS NOTED AS TO WHICH THE PROPERTY SURVEYED HAS A RIGHT OF USE.
- 7) THE SITE DOESN'T LIE WITHIN THE DESIGNATED FLOOD ZONE IN A DESIGNATED FLOOD HAZARD ZONE AS SHOWN ON A FLOOD INSURANCE RATE MAP DATED JULY 18, 2015 FOR COMMUNITY NO. 350489 PARCEL NO. 35060011601.
- 8) THAT THE LAND AS DESCRIBED DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER KNOWN STATE LAW OR LOCAL COUNTY AND TOWN BYLAWS.
- 9) THAT THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND THAT NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION WAS MADE AND ALL LANDSCAPING AND BUSHES ARE NOT NECESSARILY SHOWN.
- 10) THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SYMBOL	DESCRIPTION
N/F	NOTED OR PROPOSED
AP	ASSESSOR'S PLAT
FT.	FEET
—	BOUNDARY LINE
—	EXISTING DRAIN LINE
—	EXISTING DITCH SIGN
—	EXISTING DRAIN MANHOLE
—	EXISTING SINKER LINE
—	EXISTING SINKER MANHOLE
—	EXISTING WATER LINE
—	EXISTING WIRELINE
—	EXISTING WATER GATE
—	EXISTING GAS LINE
—	EXISTING GAS GATE
—	CORRUGATED POLYETHYLENE PIPE
—	VITRIFIED CLAY PIPE
—	REINFORCED CONCRETE PIPE
—	HIGH DENSITY POLYETHYLENE PIPE
—	CAST IRON
—	EXISTING CONTOUR
—	BITUMINOUS CONCRETE
—	EXISTING TREE LINE
—	OVERHEAD WIRE LINE
—	POLE
—	SEWER
—	EDGE OF PAVEMENT
—	EDGE OF GRAVEL
—	BITUMINOUS CONCRETE CURB
—	UNDERGROUND UTILITY - CONCRETE
—	UNDERGROUND ELECTRICITY
—	IRON PIPE FRISK
—	OVERHEAD DOOR
—	SPOT ELEVATION
—	BUILDING SET BACK LINE

GENERAL NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONSTRUCTION OF NEW UTILITIES SHOULD BE BASED ON THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. 800-SAFE PHONE NUMBER: 1-888-344-7233.
2. CONTOURS SHOWN ARE BASED ON ONE (1) FOOT INTERVALS.

sheet project / title

ideal BUdz

2/
10

KWF Group

date: 10-15-21

(401)-787-0025, Westerly, Rhode Island 02891

20 John Williams St. Attleboro MA

JOHN WILLIAMS (PUBLIC 50' WIDE) STREET

PARKING SUMMARY TABLE		
TOTAL BLDG AREA: 27,108 S.F.		
OFFICE AREA: 1,141 S.F. / 1SPACE/300 SF. =4		
WAREHOUSE/STOR = 22,210 SF./1SPACE/4,000 SF. =8		
RETAIL AREA= 2,262 SF. / 1SPACE/150 SF.=15		
TOTAL REQUIRED PARKING SPACES= 25		
PARKING SPACE	REQUIRED PARKING	PROPOSED PARKING
STANDARD PARKING	25	34
ACCESSIBLE PARKING	ONE	TWO
TOTAL	26	36

TABLE OF DIMENSIONAL AND DENSITY REGULATIONS			
ZONING GENERAL RESIDENCE A	INTENSITY REGULATION	EXISTING	PROPOSED
LOT AREA SF. (MIN)	0 A.C	3.62 A.C	N/A
FRONTAGE LOT (MIN)	0 FT.	213.02	N/A
FRONT SETBACK (MIN)	30 FT.	45 FT.	N/A
SIDE SETBACK (MIN)	0 FT.	30 FT.	N/A
REAR SETBACK (MIN)	0 ft.	71 FT.	N/A
BUILDING AREA (MAX)	50%	14%	N/A
BLDG, HEIGHT (MAX)	3 STORIES	2 STORIES	N/A

ZONING REFERENCE
ZONING SETBACKS(S/F/R)
ASSESSOR'S REFERENCE:

DEED REFERENCE:

PLAN REFERENCE:

OWNERS:

APPLICANT:

INDUSTRIAL
30FT./0FT./0FT.
ASSESSOR'S MAP 33, PARCELS
221A,221C,221D AND 222
BOOK 1209, PAGE 430 & BOOK
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MJR FAMILY TRUST
20 JOHN WILLIAMS STREET
ATTLEBORO, MA 02703

IDEAL BUDZ
106 PARK STREET
ATTLEBORO, MA 02703

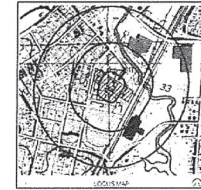
EXISTING
ONE STORY
BUILDING

EXISTING
2 STORY
BUILDING

640.27'

200.52'

0' 25' 50' 75' 100'



North



sheet project / title

Ideal Budz

3/
10

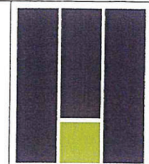
KWF Group

date: 10-15-21

Proposed Site Plan

20 John Williams St, Attleboro MA

(401)-787-0025, Westerly, Rhode Island 02891



McGeorge
Architecture Interiors

18 Fifth Avenue
East Greenwich, Rhode Island 02818
401.398.7606
mcgeorgeal.com
matthew@mcgeorgeal.com 401.215.0748 e
rebecca@mcgeorgeal.com 401.215.0849 c

NOT FOR
CONSTRUCTION

20 JOHN WILLIAMS ST.
ATTLEBORO, MA 02703

DAVID BROS. LLC
20 JOHN WILLIAMS ST.
ATTLEBORO, MA 02703

DIVISION

NO.	DATE	DESCRIPTION
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SCALE AS SHOWN	DRAWN BY B.A.
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AS NOTED	RM
DATE	JOB NO.

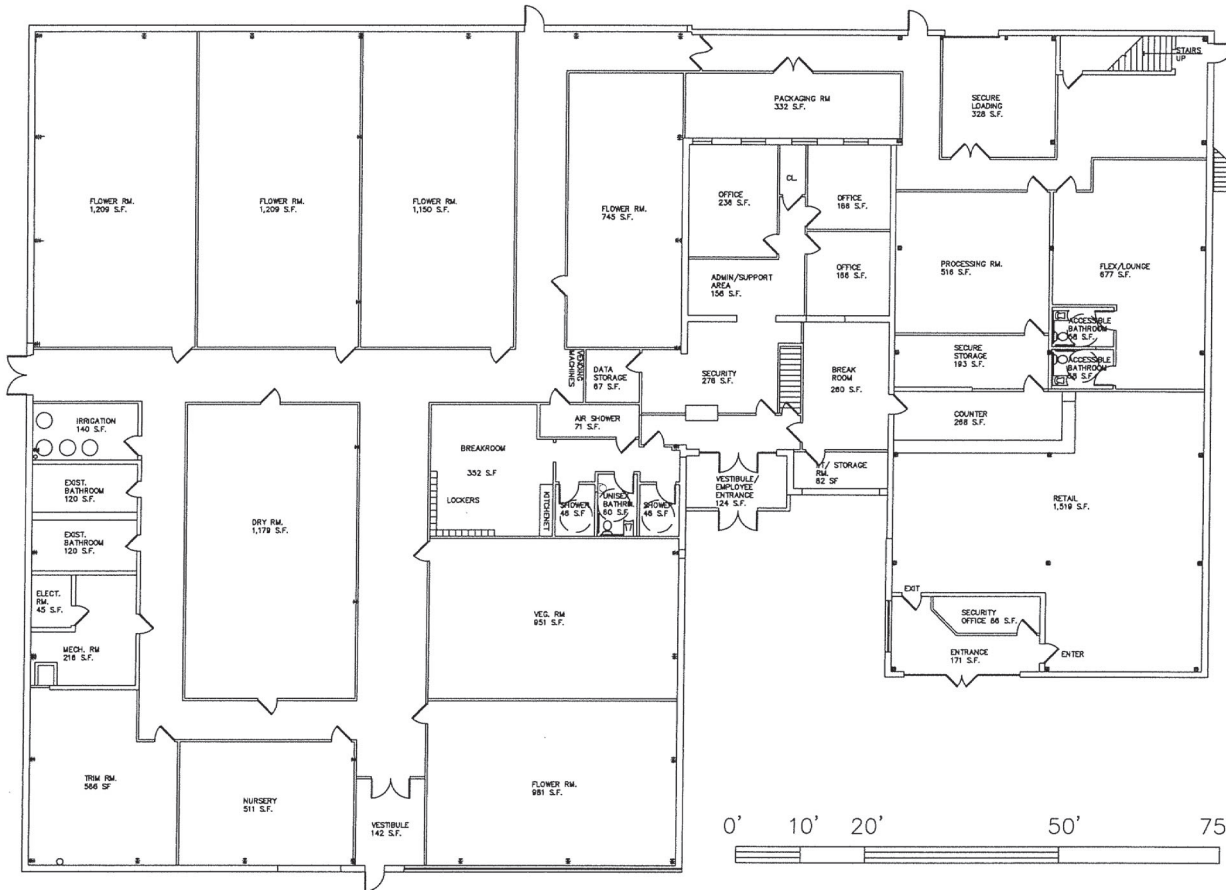
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FIRST AND SECOND FLOOR SCHEMATIC PLANS

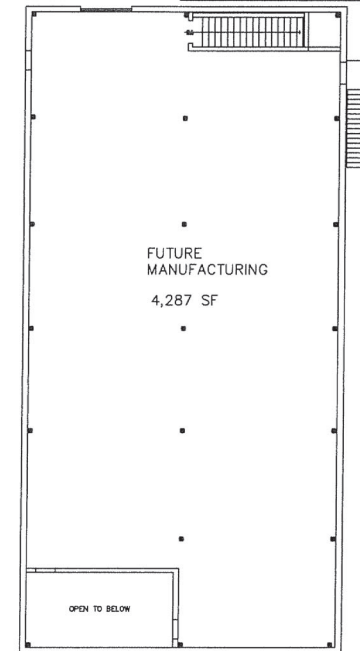
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SD1.0

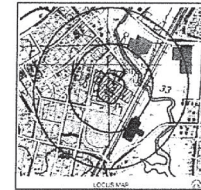
ISSUED FOR REVIEW



First Floor



Second Floor



sheet project / title

8/10

Proposed Floor Plans

20 John Williams St. Attleboro MA

date: 10-15-21

KWF Group

(401)-797-0025, Western, Rhode Island 02891



**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



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