

Boston, MA (Forest Hills)

Off Lanesville Terrace
& Arboretum Road

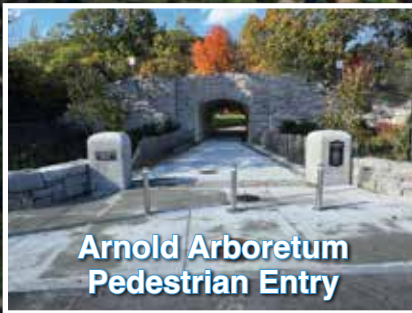
1.14± ACRES

Prime Development Opportunity

8 Parcels of Unimproved Land

.5± Miles from Forest Hills Public Transit

Selling in the Entirety



Arnold Arboretum
Pedestrian Entry



Arboretum Rd
Lanesville Ter

Washington St

Arborway



AUCTION: Wednesday, December 10 at 11am On-site

BOUNDARIES
APPROXIMATE
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.5± miles from the Forest Hills intermodal public transit transfer station for the MBTA rapid transit Orange Line, 3 MBTA commuter rail lines & a major terminus for MBTA bus routes. 1.1± mile from Roslindale Village commuter rail station.

8.8± miles to Logan International Airport.

Set a lot away from the Roslindale line in the Local Industrial Zone with no open DEP files, close to other properties that have been proposed for large scale mixed-use or residential developments.

In a high-visibility location off Washington St. Next to a newly opened pedestrian entrance to the 280± acre Arnold Arboretum of Harvard University

designed by Frederick Law Olmsted, a gem in the Emerald Necklace park system. Convenient to the 275± acre Forest Hill Cemetery greenspace, shops, restaurants & nightlife.

Acreage: 1.14± (.86± acre comprised of 7 contiguous Assessor's parcels & .28± acre parcel separated from the rest by a railway access area)

Zoning: JP Neighborhood District, LI – Local Industrial

Frontage: 161± ft on Arboretum Road, 198± ft & 260± ft on Lanesville Terrace

FEMA Flood Zone: X, non-hazard

Parcel ID	Boston, MA Address	Area ± SF
1902854010	Lanesville Ter	12,215
1902856000	19 Lanesville Ter	11,480
1902857000	Lanesville Ter	1,657
1902858000	Lanesville Ter	5,895
1902859000	25 Lanesville Ter	6,205
1902860000	Arboretum Rd	4,000
1902861000	Arboretum Rd	4,000
1902862000	Arboretum Rd	4,368
	Total	49,820

Terms of Sale: 10% certified deposit of which \$200,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, December 12, 2025. Balance in 45 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 & 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% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

JJManning

AUCTIONEERS

Property Information, Broker Reg & Full Terms at:

JJManning.com

800.521.0111

1.14± Acre Prime Development Opportunity
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**Arnold
Arboretum
Pedestrian
Entry**

Arboretum Rd

Lanesville Ter

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Washington St

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



MA AUC LIC 111
MA BROKER LIC 5850
BRO 1859
REF 25-2167

Boston, MA (Forest Hills)
Off Lanesville Terrace
& Arboretum Road

Neesham Branch

Lanesville Terrace

Arboretum Rd

1.14± ACRES

Prime Development Opportunity

Comprised of 8 Parcels

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