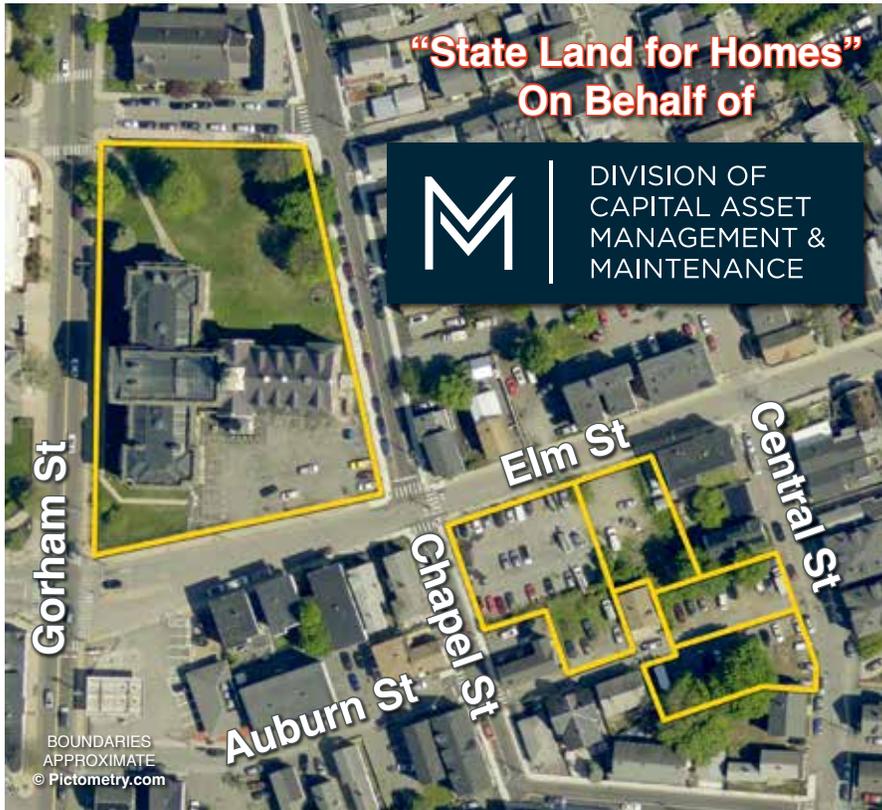


ABSOLUTE AUCTION

Selling in the Entirety to the Highest Qualified Bidder, Regardless of Price



Wednesday, June 10 at 11am On-Site*

330-360 Gorham Street, Lowell, MA

Additional Four Parcels (44 Elm St., 54 Elm St., 105 Chapel St., 53 Auburn St.)

65,000± sf historic former courthouse building & surface parking lot on 2.44± acres. Walking distance to public transportation. Situated in a mixed multi-family and commercial neighborhood.

Permitting: Urban Mixed-Use & Urban Neighborhood Multi-Family Districts. TOD Overlay District allows residential as-of-right

Utilities Confirmed: Water / Sewer / Electric / Gas

***Bidder Prequalification Process Required Prior To Bidding**

BIDDER TIMELINE:

- **Tours:** Wednesday, March 18 (2pm-4pm) & Tuesday, March 24 (11am-1pm)
- **Questions Due To DCAMM:** Friday, April 3 at 3pm
- **Answers Due From DCAMM:** Friday, April 10 (estimate)
- **Bidder Qualification Responses Due:** Friday, April 24 at 3pm
- **Notice Of Qualification To Responders:** Friday, May 29 (estimate)

Terms of Sale:

10% deposit at the auction of which \$75,000 in certified or bank check with remainder of the 10% of total purchase price by personal or business check at the auction as well. Balance is due at closing in 45 days, subject to the P&S. 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.

JJManning

AUCTIONEERS

Bidder Info., Detailed Timeline, Terms & More at:

JJManning.com

800.521.0111

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



MA AUC LIC 111 • MA BROKER LIC 5850
Brochure 1871 • Ref 26-2173