



SAMPLE PORTFOLIO  
COMMERCIAL

# 4 ABSOLUTE AUCTIONS

## Tuesday, August 29 at 11am On-site



23-2024

**Ice Cream  
Operating Complex  
on 4± Acres**

## 67, 81, 94 Bedford St (Rt 18), Whitman, MA

### Iconic "Peaceful Meadows Ice Cream"



23-2025

**55± Acres of Undeveloped Ag. Land**



23-2026

**3BR, 2BA Home on 1± Acre**



23-2027

**4BR, 2BA 2-Family Home on 5± Acres**

**Selling Individually or in Set Groups to the Highest Bidder(s), Regardless of Price**  
On Rt 18 near the E Bridgewater line with easy access to Rt 14, 24, 106 & I-495.

Auc Ref #	Bedford Street Locus	Acres	Description	Auc Day Portion of 10% Certified Deposit*
23-2024	94 (Lot 1)	4±	Ice Cream Operating Complex	\$50,000 Minimum
23-2025	94 (Lot 2)	55±	Unimproved Agricultural Land	\$50,000 Minimum
<b>Group A</b>	<b>94 (Lots 1 &amp; 2)</b>	<b>59±</b>	<b>Entirety of Group A</b>	<b>\$100,000 Minimum</b>
23-2026	67	1±	Home - 3BR with Detached Garage	\$25,000 Minimum
23-2027	81	5±	2-Family Home - 4BR, 2BA	\$25,000 Minimum
<b>Group B</b>	<b>67 &amp; 81</b>	<b>6±</b>	<b>Entirety of Group B</b>	<b>\$50,000 Minimum</b>

**Property Preview: Tuesday, August 22 (11am-1pm)**

**Terms of Sale:** 10% certified deposit of which the specified minimum\* per property or grouping in certified or bank check at the auction & remainder by 4pm ET on Thursday, August 31, 2023. 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.

After many successful decades in business since 1962, the family has chosen to divest of these valuable landmark assets owned since the 1920's. Existing retail/manufacturing complex includes stand, store, home/office, barns, production facilities, equipment, etc. Currently open & operating through the summer season.

# JJManning

— AUCTIONEERS —

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

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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



MA Auc Lic 111 • MA Broker Lic 5850  
Brochure 1778 • Ref 23-2024 to 23-2027

# Prime Investment/Income Property 3 Office Buildings with Ample Parking

**Burlington Woods Office Park**  
To Be Offered Individually  
High-Visibility Location  
on I-95/Rt. 128



11:30 AM

## 3 Auctions: Tuesday, May 11<sup>th</sup> On-site



10:30 AM



11:00 AM

10:30 AM

27,029± sf. Built in 1982 on 2.7± Acres  
2 Burlington Woods Drive

11:00 AM

115,912± sf. Built in 1981 on 4.2± Acres  
1 Burlington Woods Drive

11:30 AM

147,712± sf. Built in 1984 on 10.5± Acres  
3 Burlington Woods Drive

**JJ Manning**  
AUCTIONEERS

Property Information, Photos & More at:  
[www.JJManning.com](http://www.JJManning.com)  
or call 800.521.0111

# Unique Income Property

**10,000± sf. 6-Story  
Brick Building**

**Floor 1**

Restaurant with open doors  
to Hanover St.

**Floor 2**

2-BR, 2-BA Apartment

**Floors 3-4**

(4) 1-BR, 1-BA Apartments

**Floors 5-6**

Luxury 2-Story

4-BR, 4-BA Penthouse

Currently Fully Leased  
**Magnificent City  
Skyline Views**

**12 Parmenter St  
Boston, MA**

**Property Tours:**

Sun., 10/24 (12pm-2pm)

Fri., 10/29 (2pm-4pm)

This impeccably maintained modernized historic building with a newly constructed penthouse sits at a prime intersection in the North End. High profile location on the Freedom Trail just 1 block from the 15-ac. Rose Kennedy Greenway and close to Government Center, Haymarket Square, Faneuil Hall, Quincy Market, TD Banknorth Garden, the New England Aquarium, and waterfront. Strategic commuter location near the financial district and public transportation, just a 10 minute ride to Massachusetts General Hospital with easy access to I-93 & I-90/MA Pike.

**AUCTION: Thursday, November 4<sup>th</sup> at 2pm**

**Bid Live  
On-Site or  
Online**

**JJ Manning**  
AUCTIONEERS

Property Information, Photos, Plans & More at:

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or call 800.521.0111



**99-111 Essex Street  
Melrose, MA**

**Property Tour: Wednesday, October 21<sup>st</sup> (11am-1pm)**

**AUCTION: Wednesday, October 28<sup>th</sup> at 11am** **Bid Live On-Site or Online**

Opportunity to own prime income-producing real estate just two blocks from Main St., MBTA commuter rail station, and downtown. The property consists of 99 Essex St., a 13,000± sf. office building with multiple long-term tenants & 111 Essex St., 13 paved parking spaces on an adjacent build-able lot located across Willow St. Recently vacated and newly carpeted “to be leased” space offers immediate occupation for an owner/tenant or expansion of the rent role. Great location near City Hall, the post office, and public transportation. Melrose is 7 miles north of Boston with easy access to the MBTA, Logan Airport, Route 1, I-95/Route 128 & I-93.

**Insurance Valuation:** \$2,024,755

**Appraisal:** \$1,260,000 (4/04 prior to 2nd fl. renovation)

**RE Tax Assessment:** \$955,200

**Site Area:** .33± acres (99) .254± acres & (111) .078± acres

**Zoning:** URD

**Paved Parking:** 13± spaces

**Tenants:** 9 building & 2 parking, see Property Info. Package

**Estimated Capacity Rent Income:**

\$16,682/month (\$200,725\*/year)  
\*including heat surcharges

**Current Rent Income:** \$8,032/month (\$96,926\*/year)

**Building Area:** 13,000± sf.

**Design:** Former 3-story church with full basement built c. 1950 & converted to 4 floors of rental space

**Renovations:** Significant interior renovations within the last 5 years include \$20,000 in brand new carpeting in unoccupied lease areas

**Exterior Siding:** Brick & textured vinyl

**Special Features:** Open floor plans, loft areas, high ceilings & character enhanced by original woodwork, tin ceilings & stained glass

**Heat:** Gas-fired forced hot air

**Air Conditioning:** Central, most areas

**Rest Rooms:** 6+

**Utilities:** Gas, electric, phone, city water & sewer

**Parcel ID:** (99) C8 0 67+66 & (111) C8 0 46

**Legal Ref.:** S. Middlesex 27266-402



**Terms of Sale:** 10% deposit of which \$25,000 in cash, certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Monday, 11/2/09. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Auction block announcements take precedence. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Online Bidding Terms & 2% Buyer's Broker Commission Terms:** Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

**JJManning**  
AUCTIONEERS

Property Information, Floor Plans & Photos at:  
**[www.JJManning.com](http://www.JJManning.com)**

**or call 800.521.0111**

# 2,082±SF Comm. Bldg. w/ Owner's Apartment With Mountain Views Variety of Potential Uses 2548 White Mountain Hwy (Rt 16/302), N Conway, NH



## ABSOLUTE AUCTION

**Thursday, October 1 at 11am On-site\***

**Property Tour:  
Friday, September 25  
(11am-1pm)\***

Prime Mount Washington Valley location convenient to all recreation, resorts & attractions in this popular 4-season destination. In N Conway Village across from WMCC & TD Bank in a busy area with lots of foot

traffic, restaurants & galleries. Currently configured as primarily open retail space with storage, NCVZ zoning offers many options for future use. Conceptual plan for additional on-site parking & interior space included.

**Zoning:** NCVZ – N Conway Village Commercial

**Site:** .16± acres (7,160± sf.) with 68± ft. of frontage at sidewalk

**Parking:** Unpaved drive with 4± spaces, on-street parking nearby

**Gross Living Area:** 2,082± sf.

**Design:** Circa 1893 2-story building on granite foundation with 1-story additions behind

**Basement:** Partial, interior access

**Utilities:** See Property Info. Package

**Parcel ID:** 218-22

**Terms of Sale:** 10% certified deposit of which \$10,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Monday, October 5, 2020. 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.

**\*Property Tour & Auction Protocols:**  
All participants are required to wear masks on-site.

**Selling to the  
Highest Bidder,  
Regardless of Price**

# JJManning

— AUCTIONEERS —

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

**[www.JJManning.com](http://www.JJManning.com)**

**800.521.0111**

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



NH Auc Lic 6018 • Bro 1698 • Ref 20-1883

# 1,115±sf Office Condominium

Sandwich Professional Building ~ Handicap Accessible Ground Floor Unit

449 Rt. 130, Unit 1  
**Sandwich, MA**  
(Cape Cod)

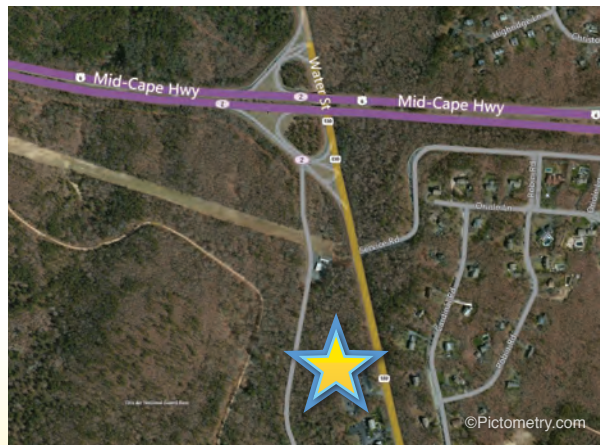
Sandwich Medical and Professional Condominium is a 3-story building on a professionally landscaped site with 71± parking spaces and 469± ft. of frontage on Rt. 130. Conveniently located off Exit 2 of Rt. 6, just 5± minutes from the Sagamore Bridge.

## ABSOLUTE AUCTION

### Wednesday, December 3<sup>rd</sup> at 11am On-site

*Selling to the Highest Bidder, Regardless of Price*

Property Tour: Tuesday, November 25<sup>th</sup> (11am-1pm)



**RE Tax Assessment:** \$126,000

**% Common Area:** 9.86±

**Zoning:** BL-2

**Year Built:** 1983

**Renovations:** Updated plumbing, new a/c

**Siding:** Cedar shingle

**Roof:** Asphalt shingle

**Parcel ID:** 32-006-001

**Features:** Large reception area, 3 rooms with sinks, 2 larger rooms/offices, kitchen area, ½ bath, central air conditioning, security system. Condo fee includes exterior maintenance, trash removal, common area cleaning, master insurance, town water & sewer

**Legal Ref.:** Barnstable County 25215/23

**Bylaw Ref.:** Barnstable County 4218/187

**Terms of Sale:** 10% certified deposit of which \$5,000 in cash, certified or bank check at auction & remainder by 4pm ET on Friday, 12/5/14. Balance in 45 days. 10% Buyer's Premium. Selling subject to right of 1st refusal by Board & adjoining unit owners. 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.

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Property Information, Photos & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

## 800.521.0111

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



MA Co Lic 3184 • Bro 1533 • Ref 14-1603



# ABSOLUTE AUCTION

Selling to the Highest Bidder, Regardless of Price

## Wednesday, April 16<sup>th</sup> at 12pm On-site

Property Tour: Wednesday, April 9<sup>th</sup> (12pm-2pm)

### 16,000± sf. Office Building on 2.33± Leased Acres



2 Airport Road  
Gilford, NH



Former Southern New Hampshire University classroom & administration building offers multi-tenant or single use commercial income opportunities.

In a busy area next to the Laconia Municipal Airport with high visibility frontage on Rt. 11, just ½ mile east of Rt. 3 with easy access to I-93. This Lakes Region professional building is located close to Lake Winnepesaukee, lodging, restaurants & year-round attractions. Industrial zoning permits office, medical center, commercial storage, warehouse, light industrial & more.

**RE Tax Assessment (2013): \$732,600**

**Sale Includes:** All buildings & improvements on leased land known as 2 Airport Rd. as described in warranty deed (Belknap Cty. Reg. Book 2635 Page 0450) together with the land lease by the City of Laconia & Laconia Airport Authority (Book 2635 Page 0445)

**Traffic Count (2012):** 8,400± cars/day

**Leased Parcel ID:** 214-037

**Leased Site:** 2.33± acre corner lot

**Frontage:** 369± ft. on Airport Rd., 105± ft. on Rt. 11

**Paved Parking:** 85± spaces

**Lease Terms:** See Property Info. Package

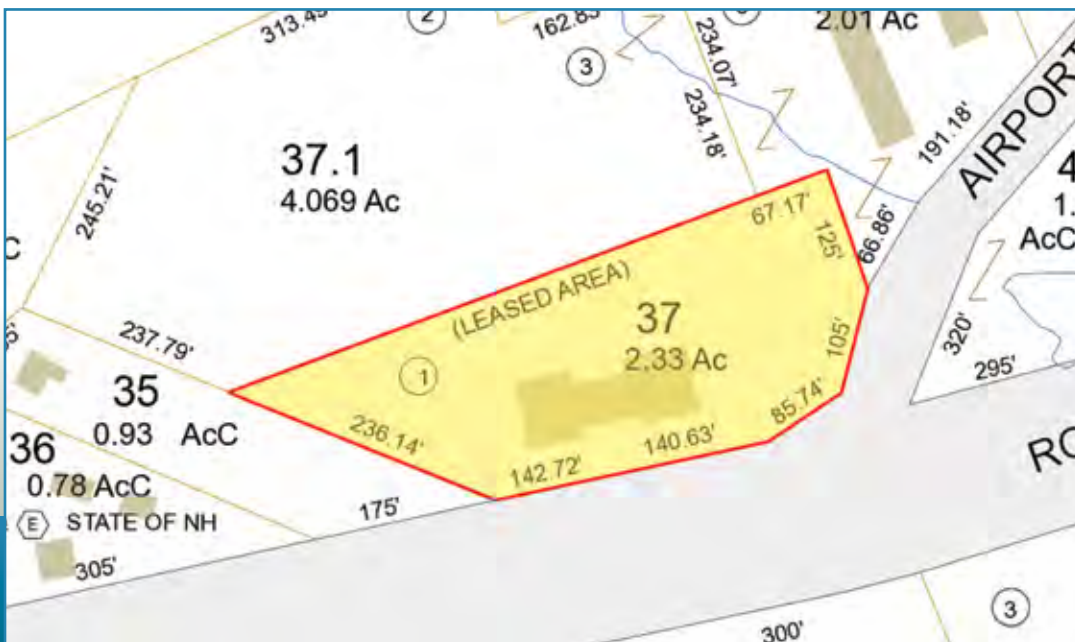
**Design:** 16,000± sf 2-story wood frame building on poured concrete slab with mostly vertical wood siding, flat rolled roof

**Year Built:** 1969 with 5,640± sf. addition in 1977

**Renovations:** Numerous including rooftop HVAC units, gas-fired boiler, fire alarm system, 65% carpeting, handicap ramp walkway & exterior drainage

**HVAC:** Gas-fired forced hot air, a/c

**Utilities:** Electric, natural gas, high speed cable & DSL, private well, town sewer



**Terms of Sale:** 10% certified deposit of which \$20,000 must be presented in cash, certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Friday, 4/18/14. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**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.

**Buyer's Broker Terms:** Up to 2% Broker Commission Offered. Visit [www.JJManning.com](http://www.JJManning.com), mandatory 48 hour broker pre-registration.

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# JJManning

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Property Info., Photos, Broker Reg. & More at:

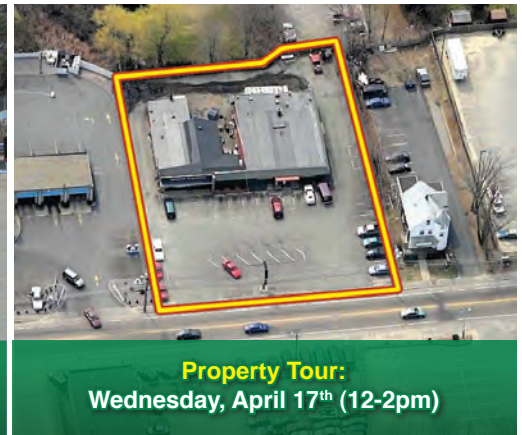
[www.JJManning.com](http://www.JJManning.com)

## 800.521.0111



# 5,908±sf. Vacant Commercial/Retail Building

## Former Restaurant & Dry Cleaners on .734± Acres



**RE Tax Assessment:** \$621,600

**Zoning:** C2 – General Commercial

**Paved Parking:** 22,500± sf. for 32± cars with stockade fenced perimeter

**Unit 1 (Former Dry Cleaners):** 2,608± sf. concrete block with glass over metal panel front wall over poured concrete slab built in 1968. Reception area, 3 small offices, rest-room & open main area of “shell space” with unfinished ceilings, walls & floors. 1 front & 3 rear doors.

**Unit 2 (Former Restaurant):** 3,300± sf. brick veneer over wood-frame with a full unfinished basement built in 1972. Covered masonry front entry, 3 ft. wide masonry entry ramp on west side, small open loading dock at rear. Main interior divided into 2 equal size rooms with kitchen/prep area in rear.

**HVAC:** Forced hot air in both, central a/c in former restaurant only

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

**Environmental:** See Property Info. Package regarding MA DEP listing as site of a limited release of oil & chlorinated solvents (RTN 4-20132). It has been determined that a condition of no substantial hazard exists at the property and a Class C-2 RAO Statement was filed in 2010, indicating that a temporary solution had been achieved relative to the releases. The owner’s environmental consultant has indicated that a permanent solution can be achieved concurrent with the redevelopment of the property and that environmental issues will not prevent most future uses of the property. However, any prospective purchaser should be aware that some environmental regulatory requirements will need to be considered during redevelopment of the property.

**Legal Ref.:** Plymouth County 3289/389

**Parcel ID:** 142-051

**Selling to the Highest Bidder, Regardless of Price**

**High visibility Route 123 location near public transportation, 1 block from Quincy St. & 2 blocks from Brockton Hospital, with easy access to Routes 24, I-93, I-195 & I-495.**

**Terms of Sale:** 10% certified deposit of which \$10,000 in cash, certified or bank check at auction & remainder by 5pm ET on Friday, 4/26/13. Balance in 45 days (Friday, 6/7/13). 10% Buyer’s Premium. 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.

**Buyer’s Broker Terms:** Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory 48 hour broker pre-registration.

# JJManning

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## 800.521.0111

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



MA Co Lic 3184 • Bro 1472 • Ref 13-1487



# Absolute Auction: Tuesday, July 15<sup>th</sup> at 2pm

## 212-220 Central Street Winchendon, MA

**Bid Live On-Site or Online**  
Open House: Tuesday, July 8<sup>th</sup> (2-4pm)

JJManning Auctioneers is proud to offer this 13,460± sf. 2-story brick building suitable for a wide variety of office and other uses in the high traffic area between Winchendon Furniture and the Clark YMCA. High visibility lot at the corner of Central St./Rt. 202 and Railroad St., close to the Rt. 12 intersection, 2 miles south of the NH state line and 10 miles north of Rt. 2 (Exit 24B or 20). Centrally located in the Greater Gardner area, just 45 miles from Worcester and Nashua, 70 miles from Boston. Seize the opportunity to realize the full potential of this classic with great bones ready for conversion to your specific needs by bidding only one increment higher than the competition. ***This property will be sold to the highest bidder regardless of price.***

**Terms of Sale:** 10% deposit of which Ten Thousand Dollars (\$10,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Monday, 7/21/08. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**Online Bidding Terms:** Visit [www.JJManning.com](http://www.JJManning.com), mandatory 72 hour pre-registration

**Buyer's Broker Terms:** 2% Broker Commission Offered. 48 hour broker pre-registration required. Full terms and forms at [www.JJManning.com](http://www.JJManning.com)

**Auctioneer's Disclaimer:** All information contained was derived from reliable sources believed correct, but is 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.

**Site Area:** .2± acres (8,712± sf.)

**Zoning:** PD – Planned Development

**Property ID:** Map 5B3 Block 0 Lot 30

**Legal Reference:** Worcester-North Book 35654 Page 203

**Tax Assessment (2008):** 254,300 (\$56,800 Land & \$197,500 Buildings)

**Real Estate Tax Rate (2008):** \$11.49

**Frontage:** 104± ft. on Central St. & 90± sf. on Railroad St.

**Parking:** Primarily street

**FEMA Flood Zone:** C, non-hazard

**Description:** 2-story brick office building built in 1850 with small 1-story storage and loading area in back

**Finished Area:** 13,460±

**Layout:** Multiple offices on 1<sup>st</sup> floor, wide stair with chair lift leads to large hall and several large partitioned spaces on 2<sup>nd</sup> floor

**Bathrooms:** 5 with 2 accessible

**Basement:** Full

**Heat & Fuel:** Oil fired steam heat

**Water & Sewer:** Public



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Property Information Packages, Photos & More at:

[www.JJManning.com](http://www.JJManning.com)

or call 800.521.0111

Bid Live On-Site or Online

# Absolute Auction: Tuesday, February 5<sup>th</sup> at 2pm

To be Offered Individually and Sold Regardless of Price

Unit	FL	Area in sf	Subd Poss	Last List	Monthly Condo Fee	2006 tax \$7.95/sf	Description
C1	1st	2,100±	Yes	\$199,900	\$267.75	\$840	Reception, conf rm, 7 offices, plumbed for restrooms
C2	1st	1,648±	Yes	\$219,900	\$210.74	\$685	Water views, 2 restrooms
C3	1st	1,470±	Yes	\$219,900	\$187.45	\$622	Water views, 2 restrooms
C4	2nd	825±		\$194,900	\$105.20	\$370	Near common area restrooms
C5	2nd	807±		\$194,900	\$71.41	\$260	Waterview, near common area restrooms



Open House: Tuesday, January 29<sup>th</sup> (11am-1pm)



## C1, C2, C3, C4, C5 45 Main Street Wareham, MA



JJManning Auctioneers is proud to offer 5 commercial office condos located in the British Landing Condominiums & Yacht Club on the Wareham River harbor opening onto Buzzards Bay. This prestigious renovated mill development is comprised of 6 commercial and 62 residential units and has been recognized by a Plymouth County Renaissance Award for outstanding achievement in rehabilitation. Subdivision, conversion to residential, and marina slip ownership possible. High traffic historic downtown location near Tobey Hospital and public transportation—easy highway access.

**Parcel ID:** Map 46 Lot BLC#  
(where # corresponds to each unit number)

**Legal:** Plymouth County Book 20976  
Pages 42 & 49

**Zoning:** WV-1

**Parking:** 1 deeded space per unit and plenty of on street parking

**Assn. Fee Includes:** Beach rights, master insurance, exterior and road maintenance, landscaping, snow plowing, exercise room, sauna/steam, and clubroom

**Description:** Meticulously renovated c. 1900 brick mill building with a flat tar and gravel roof on a slab foundation

**Special Features:** Alarm, sprinkler system, fire alarm, handicap access, 220 volt service, three phase wiring, and 10' ceilings on 1<sup>st</sup> floor

**Utilities:** Town water & sewer, natural gas, electric

**HVAC:** Gas fired hot/cool air, central A/C



**Terms of Sale:** 10% deposit of which Ten Thousand Dollars (\$10,000.00) Per Unit must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5:00 pm ET on Monday, 2/11/08. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**Online Bidding Terms:**

Visit [www.JJManning.com](http://www.JJManning.com), mandatory 72 hour pre-registration

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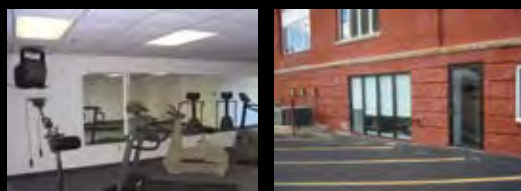
# JJManning

— AUCTIONEERS —

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or call 800.521.0111



# 47,215± sf. Brick Commercial Building

141 Washington St.  
a/k/a 141 Mansion Dr.  
E. Walpole, MA  
REF 9-1102



**JJ Manning**  
AUCTIONEERS

Mortgagee's  
Foreclosure

**Auction: Thur, March 19 at 11am on-site**

**9± Waterfront Acres ~ Zoned LM**

*Convenient to Boston & Providence*

Ideal for Office, R&D, Low Density Wholesale, Light Manufacturing & More

47,215± sf. brick commercial building on 9± waterfront acres, zoned LM. Prime location on a wooded hillside overlooking the Neponset River. Close to key commuter routes including Rt. 1, Rt. 1A, I-95 with easy access to public transportation.

**Tax Assessment:** \$3,628,400  
**Site:** 9± ac.  
**Zoning:** LM – Limited Manufacturing  
**Parcel ID:** Map 19 Lot 42  
**County:** Norfolk  
**Land Court Cert.:** 135843  
**Comm. RE Tax Rate (2009):** \$15.16  
**Year Built:** 1956, renovated 1995  
**Parking:** Ample paved

**Building:** 47,215± sf. 2-story brick commercial building with partially finished full basement level, access ramp, tail gate height loading dock & 3-stop elevator  
**HVAC:** Oil or gas fired hot water heat & central A/C

**Terms of Sale (E. WALPOLE):** Certified deposit equaling 10% of the high bid of which \$100,000 in certified or bank check at auction with remainder within 3 business days. Balance in 45 days. Other terms, if any, announced at the sale.



# 36,000 sf. Comm. Building on .63 Acres

23-29 Bradston St.  
Boston, MA  
REF 9-1059



**JJ Manning**  
AUCTIONEERS

Mortgagee's  
Foreclosure/  
Secured  
Party's

**Auction: Wed, March 25 at 10am on-site**

**Renovated with 15,000± sf. New Construction & Turnkey Restaurant**

**Plus Attached 45,000± sf. New Parking Garage**

Many Possible Uses including Retail, Restaurant & Office

High visibility location on the east side of Bradston St. in the Boston Medical Center/ Newmarket area near BioSquare, Crosstown Center, shopping & public transportation. Close to the intersection of Mass. Ave. & Melnea Cass Blvd. with easy access from I-93/ Rt. 3, I-90/MA Pike & downtown.

**Tax Assessment:** \$3,984,500  
**Site Area:** .63± ac. (27,594± sf.)  
**Frontage:** 107± ft.  
**Zoning:** I-2 General Manufacturing

**Property ID:** 08-01028-004 & 08-01028-005  
**Land Court Ref.:** Suffolk County 718674  
**Title Cert.:** 110184 & 118964  
**Construction:** New 3-story steel frame building brick & marble veneer exterior, 1920 2-story steel frame brick building – both with basement.  
**Interior:** 1<sup>ST</sup> FL 10,000± sf. retail ideal for market, 2<sup>ND</sup> FL 10,000± sf. (370± seat) restaurant w/ full kitchen, 3<sup>RD</sup> FL 5,000± sf. open office space, **BASEMENT** 6,000± sf. with prep kitchen (see Property Information Package for plans)  
**Features:** Sprinklers throughout, hard wired for smoke/fire, loading dock, new freight elevator & new

passenger elevator service, new systems including electrical and plumbing, separate utilities for each floor, rooftop billboard  
**HVAC:** 11 rooftop units  
**Utilities:** City water & sewer, electric, gas & phone  
**Inventory:** See Property Information Package  
**Parking:** 95± spaces, new 45,000± sf. garage

**Terms of Sale (BOSTON):** 5% certified deposit of which \$50,000 in cash, certified or bank check at auction with remainder within 3 business days. Balance in 45 days. Other terms, if any, announced at the sale.



# Investment/Development Opportunity

441 Stuart Street  
Boston, MA

Landmark Property k/a  
"New England Power Building"

This landmark property was originally designed & the foundation engineered for a much taller structure, offering rare potential for upward expansion. The Art Deco building features 12,500± sf. of prime grade-level retail space, 5 elevators & a parking garage for 45± cars. Floors 5-11 & half of floor 4 are gutted to facilitate new tenants or redevelopment for residential, hotel or other uses. Close to I-90, I-93 & all Copley Square amenities.

163,770± sf. Office/Retail Building with Garage  
11-Story with Tremendous Build-Up Potential  
Prime Back Bay Location Next to The Copley Plaza

**Site Area:** .46± ac. (20,101± sf.)

**Year Opened:** 1937

**Renovations:** 1989 with all new double-glazed windows, HVAC system & façade work in 1999

**Exterior:** Granite/limestone (street level), Art Deco raised concrete & metal panels (floors 2-3), Brick above

**Foundation:** Concrete wall with 2 level slab construction & reinforced steel columns

**Lower Level** – Includes 987± sf. storage

**Parking:** 2-level, 45-space underground garage

**Elevators:** (5) 2,500 lb. - (4) high rise passenger & (1) freight

**Fire:** Multi-zone panel, hard-wired smoke & heat detectors, full-coverage wet sprinkler system

**Level 1** – 14,888± sf.

**Level 2** – 18,334± sf.

**Level 3** – 18,337± sf.

**Levels 4 To 11** – 13,903± sf. ea.

JJ Manning  
— AUCTIONEERS —

Property Information, Photos & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

**AUCTION: Tuesday, April 28<sup>th</sup> at 11am on-site**

# 29,952± sf. GBA Historic “O’Shea Building”

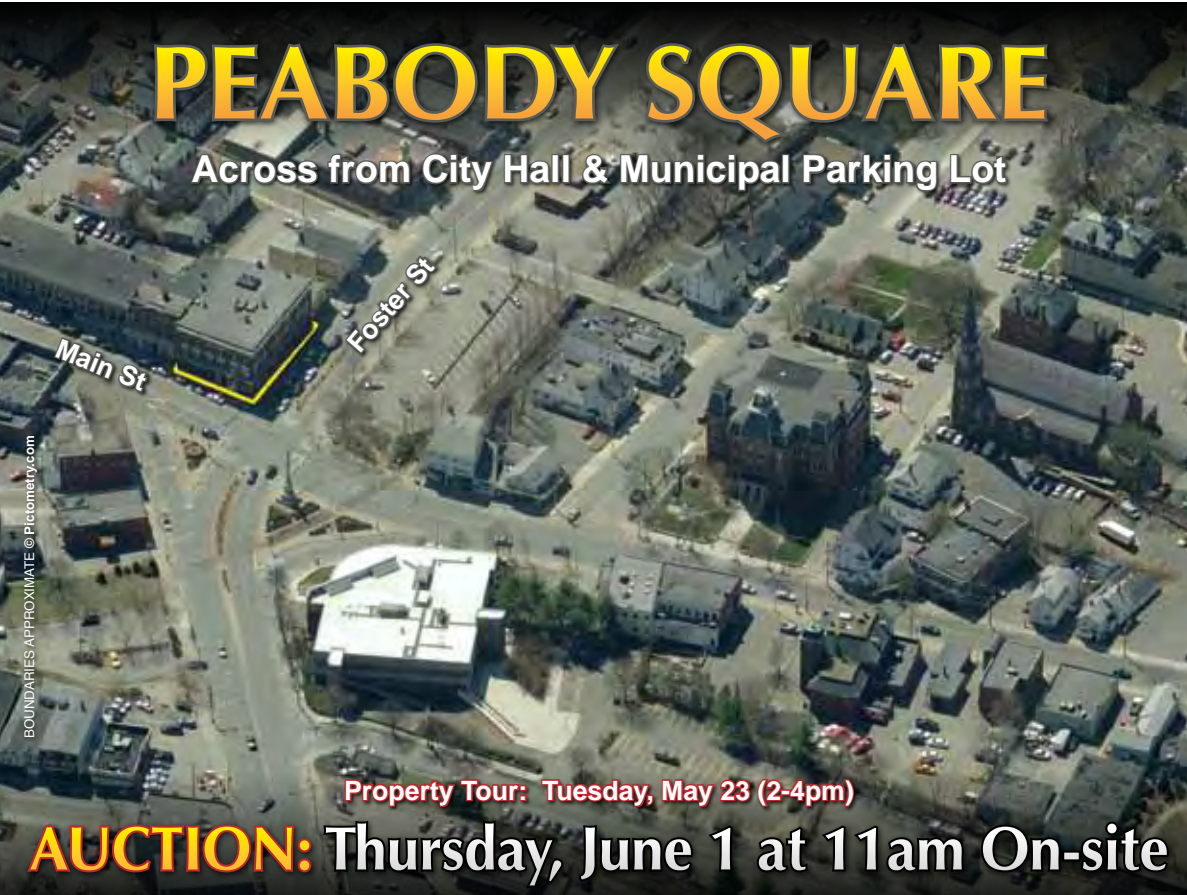
3-Story Walk-up with High Ceilings & Full Basement  
Zoned BC & Vacant for Redevelopment or Use

9 Main Street  
Peabody, MA

Within 2 miles of MBTA Commuter Rail,  
Northshore Mall, Salem attractions &  
Rt. 128 with easy access to Rt. 1 & I-95,  
just 15± miles North of Boston

## PEABODY SQUARE

Across from City Hall & Municipal Parking Lot



**Zoning:** BC – Central Business for many commercial uses including retail & office with mixed residential uses by special permit

**Parcel ID:** 085-173

**Site:** .169± acres (7,360± sf.) with 70± ft. of frontage on Main St. & 110± sf. on Foster St.

**Gross Building Area:** 29,952± sf. with (4) 7,488± sf. levels per Assessor

**Gross Living Area:** 22,464± sf. per Assessor

**Design:** Circa 1906 3-story Colonial Revival wood & masonry walk-up office building with 1st floor retail space, 1 overhead loading door & full unfinished basement

**Ceiling Heights:** 8± ft. basement, 12± ft. Fl. 1 & 2, 16± ft. Fl. 3

**FEMA Flood Zone:** A (Panel 25009C0418G 7/16/14)

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

**JJ Manning**  
AUCTIONEERS

Property Information, Photos & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

Property Tour: Tuesday, May 23 (2-4pm)

**AUCTION:** Thursday, June 1 at 11am On-site

# 4,114± sf. & 33,422± sf. Brick Office Buildings

## 24 & 8 N. Main St. (Rt. 152), Attleboro, MA

City Center Next to Balfour Riverwalk Park ❖ On Bus Line Close to MBTA Station

Rt. 152 on bus route at high profile intersection with County St. (Rt. 123) & Park St. (Rt. 118), next to Balfour Riverwalk Park with pedestrian access to MBTA commuter rail station 2± blocks away via the new Ten Mile River Boardwalk.

**Zoning:** CB – Central Business

**HVAC:** Both with gas-fired forced hot/cool air

**Utilities:** Town water & sewer, electric, natural gas, telephone

**10AM**

*To be Sold Individually*

**24 N. Main St.**

**Parcel ID:** 31\173

**Site:** .08± acre

**Design:** 4,114± sf. GFA c. 1900 1&2-story masonry building with 288± sf. roof deck behind 2nd floor unit with kitchenette & shower

**Basement:** 1,034± sf. partial, unfinished

**11AM**

**8 N. Main St. & 5 County St.**

**Known As:** "The Bronson Building"

**Parcel ID(s):** 31\174 & 31\176A

**Site:** .89± acre corner lot with ample parking & curb cuts on Rt. 152 & Rt. 123

**Design:** 33,422± sf. GLA c. 1904 5-story masonry landmark building with period detail including palladium & bow windows, foyer with elevator, high ceilings, street level vault area, 3-lane drive-thru

**Basement:** Full, 4,544± sf. unfinished & 1,964± sf. finished

# JJ Manning

— AUCTIONEERS —

Property Info., Photos & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

© Pictometry.com

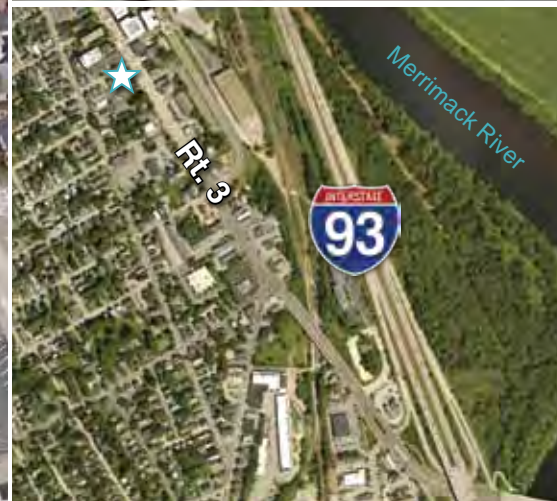


**AUCTIONS: Wed., November 14 at 10am & 11am On-site**

# 2,971± sf. Historic Office Building

Private Offices, Reception Areas, Conference Room, Kitchen/Break Rooms, Storage, Full Basement  
High Visibility Rt. 3 Corner Lot with On-site Parking  
Next to Capital Center for the Arts ~ 6± Blocks to New Hampshire State Court House

**Selling to the Highest Bidder, Regardless of Price**



**RE Tax Assessment:** 361,600

**Parcel ID:** 34/1/5

**Zoning:** CU – Urban Commercial

**Site:** .15± acres with large sign & 10± paved parking spaces

**Frontage:** 109± ft. Concord St. & 63± ft. Rt. 3

**Design:** 1850 3-floor mansard with ADA ramp & restroom, covered porch & 2-story back addition

**Renovations:** Numerous, see Property Info. Pkg.

**Features:** Period details, hardwood floors, 10± ft. coffered ceilings, built-ins, Victorian marble mantels, wide halls, pocket doors, voice & data networked

**Gross Bldg. Area:** 5,068± sf.

**Gross Living Area:** 2,971± sf.

**1<sup>st</sup> Fl.:** ADA ½ bath, reception, conference, kitchen, office, exec office suite with ½ bath

**2<sup>nd</sup> Fl.:** 5 offices, admin area, ¾ bath

**3<sup>rd</sup> Fl.:** Kitchen, full bath, finished storage, attic crawl space

**Basement:** Full, unfinished

**Heat:** Gas-fired hot water baseboard

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

**Terms of Sale:** 10% certified deposit of which \$15,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Tuesday, 12/16/14. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**Pre-auction Offers:** Visit [www.JJManning.com](http://www.JJManning.com) for details.

**Buyer's Broker Terms:** Up to 2% Buyer's Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

**JJManning**  
AUCTIONEERS

Full Property Info., Terms & Broker Registration at:

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

**ABSOLUTE AUCTION**

**Friday, December 12<sup>th</sup> at 11am On-site**

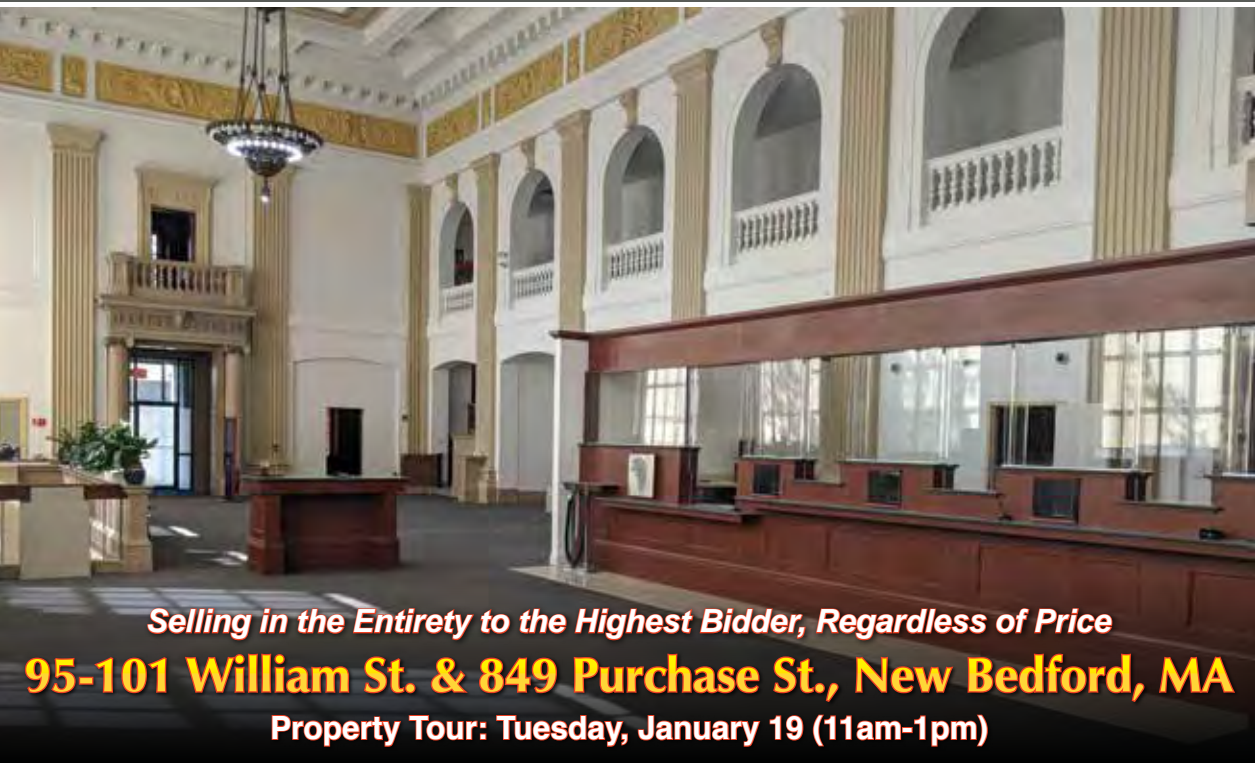
Property Tour: Tuesday, December 2<sup>nd</sup> (12-2pm)



# 15,358± sf. GBA Landmark Former Bank Building

2-Lane Drive Thru & Parking Lot Across Mechanics Ln.

.33± Acres in Adjacent Downtown Parcels



Built at the corner of Purchase St. in 1915 for Merchants National Bank. This high-profile period gem was previously used as a bank, restaurant & multi-tenant office space. But, the property is suited for a wide variety of potential uses under Mixed Use Business zoning.

Busy area close to City Hall, post office, Bristol CC & UMass Dartmouth CVPA Star Store Campus with easy access to Rt. 140 & I-195.

Convenient to SRTA bus terminal, public parking, 1± mi. to planned MBTA New Bedford Station & 40± mi. to Green Airport.

**RE Tax Assessment: \$1,568,600**

**Frontage:** 54± ft. William St., 175± ft. Purchase St., 225± ft. Mechanics Ln.

**William St.:** 15,358± sf. GBA, 9,729± sf. GLA 2-story stone bank built 1915 with partially finished full basement on .18± acres

**Purchase St.:** 1,185± sf. GBA, 244± sf. GLA concrete 2-lane drive thru ATM built 1984 with off-street parking on .15± acres

**Bristol County SD Ref.:** Deed 11008/84, Plans 109/58 Lot B & 141/7 Lot 2

**Parcel IDs:** 52 231 & 52 228

**JJ Manning**  
AUCTIONEERS

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

**[www.JJManning.com](http://www.JJManning.com)**

**800.521.0111**

**ABSOLUTE AUCTION: January 26 at 11am On-site**

# 99,636± sf. “Reservoir Corporate Center”

Overlooking the Sudbury Reservoir

High Visibility Location 2.3± Miles to I-90 & I-495



**144 Turnpike Rd. (Rt. 9)  
Southborough, MA**

**RE Tax Assessment:** \$12,240,300

**Occupancy/Income:** See Property Info.  
Package

**Zoning:** Predominantly BH – Highway Business

**Site:** 8.725± acres per Assessor (8.089± acres per Deed) with ample paved parking & detached drive-in maintenance garage

**Features:** 3-story atrium, elevators, loading dock & more

**Parcel ID:** 37-0000-002-0

**JJ Manning**  
AUCTIONEERS

Property Information, Photos & Full Terms at:

**[www.JJManning.com](http://www.JJManning.com)**

**800.521.0111**

**AUCTION:** Wednesday, June 28 at 11am On-site



# “Commerce Park” Income Opportunity

## 6 Commercial Condos (Units 10, 12, 13, 14, 17, 18)

### Development Rights to 13± Unit Phase III

**ORIGINALLY PLANNED AS A 31± UNIT OFFICE, RETAIL, LIGHT INDUSTRIAL CONDO COMPLEX ON A 25± ACRE SITE.**

PH I & II complete with 9 units each. Development rights to 13± unit PH III on C-3 Commercial zoned vacant condominium land presents a great income opportunity in a high traffic area with up to 14,000 vehicles per day, half mile from the MA border & 5± miles from the I-495 Interchange with easy access to Rt. 111.



17 Route 125 (Plaistow Rd.)  
**Kingston, NH**

Property Tour:  
Wednesday, September 25<sup>th</sup>  
(11am-1pm)



6 units in PH II “Building B” built in 2008 each with 1,500± sf. footprint, capacity for 500± sf. mezzanine & 20± ft. interior clearance. Units offered vary from partial to full finish with restroom & mezzanine in place. Pass door with awning on one side, overhead door & pass door on the other.

**Deed Ref.:** Rockingham County 4477/2353

**Condo Ref.:** Rockingham County 4477/2355, 4624/1823

**Electric:** 200 amp panel

**Heat:** Propane-fired space heater, Unit 18 with forced air & central a/c

**Fire supression:** Sprinkler & fire/smoke alarm systems

**Water & Sewer:** Private

**PH I & II Parking:** 75± spaces with 2 exclusive use & loading zone area per unit

**Development Rights:** Buyer benefits from any permitting & site work already completed for 13± unit building & 80± parking spaces in Phase III

**JJ Manning**  
AUCTIONEERS

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

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

Aerial from Pictometry.com

## ABSOLUTE AUCTION

## Wednesday, October 2<sup>nd</sup> at 11am On-site

*Selling Individually to the Highest Bidder, Regardless of Price*

# PRIME INCOME PROPERTY

“Valley Professional Center”  
11,300± sf. 8-Unit Office Building

Centrally Located on 1.5± Acres  
with Ample Parking

Partially Leased  
with Additional MTM Tenants

Vacant Units for  
Additional Income or Owner Occupation

Built as professional/medical space in affluent area close to Tower Business Park. Centrally located halfway between Boston & New York City, the property is convenient to Routes 44, 202/10 & I-84 offering a 35± minute commute to Hartford.

With a highly-rated school system and many attractions including parks, museums, golf, tennis, performing arts & world class ice skating, Simsbury has been named 4th best town in CT on CT Magazine's list of top places to live 2013 & 9th best town to live in the US by Time magazine in 2015.



**REAL ESTATE AUCTION**  
**Thursday, May 11 at 12pm On-site**  
**Property Tour: Friday, May 5 (11am-1pm)**

**110 Hopmeadow St.**  
**(Rt. 10/202)**  
**Simsbury, CT**  
**(Weatogue)**

**RE Tax Appraisal: \$1,001,491**

**RE Tax Assessment Basis: 70%**

**Rental Income & Tenancy:** See Property Info. Package

**Parcel ID:** F18-154-004

**County:** Hartford

**Legal Ref.:** 495/1024

**Zoning:** I-1

**Site:** 1.5± acre park like setting with fenced play area & 60± paved parking spaces abuts the Farmington Canal Heritage Trail bike path

**Street Frontage:** 235.36± ft.

**Design:** 11,300± sf. (9,886± sf. 2-story & 1,444± sf. 1-story) masonry office building built in 1984 with recent renovations

**HVAC:** Electric heat pump forced hot air, central a/c

**Utilities:** Town water & sewer, electric

**Environmental:** See Property Info. Package

**JJ Manning**  
AUCTIONEERS

Property Information, Photos,  
Broker Registration & Full Terms at:

**[www.JJManning.com](http://www.JJManning.com)**

**800.521.0111**

# Rt. 27 Mixed-Use Income Opportunity

## 4 Commercial & 2 Residential Units

*To be Offered in the Entirety*

329-337 Acton Rd. (Rt. 27)  
**Chelmsford, MA**  
a/k/a "Village Common" - 333 Acton Rd.

**AUCTION**  
Thursday, April 2<sup>nd</sup> at 11am On-site

Property Tours:  
Thursdays, March 19<sup>th</sup> & 26<sup>th</sup> (11am-1pm)

Last List: \$795,000  
Parcel ID: 116/461/6  
Site Area: .75± acres per Assessor  
Zoning: CA – Neighborhood Commercial  
Parking: 24± spaces (4 res./20 comm.)  
Water & Sewer: Town  
Income, Expense & Improvements: See Property Info. Package

### Commercial [329-333 Acton Rd.] "Village Common"

1.5-story 4-unit building constructed on slab in 1986 with many recent improvements & separately metered utilities

**Gross Building Area:** 3,778± sf. per Assessor

#### Units (Gross Living Area):

329 (right: 725± sf.) hair salon with reception, salon room, ½ BA

331A (middle: 1,126± sf.) 2 rooms [1<sup>st</sup> fl.], 1 room, full BA [2<sup>nd</sup> fl.]

331B (gym/high bay: 1,008± sf.) 1 room with 14± ft. garage door, ½ BA

333 (left: 685± sf.) caterers with 1 room with fan/hood, ½ BA

**HVAC:** Gas-fired hot air, central a/c

### Residential [335-337 Acton Rd.]

2-story 4-bedroom home built in 1940 with a full unfinished basement, 2-family per 1985 variance, renovated in 2009, fenced yard with lawn, #1 vacant for immediate use

**Gross Living Area:** 2,344

#### Units:

335 (right - #1) Living room, eat-in kitchen [1<sup>st</sup> fl.];

2 BR, 1 full BA [2<sup>nd</sup> fl.]; back deck

337 (left - #2) Living room, eat-in kitchen, ½ BA [1<sup>st</sup> fl.];

2 BR, 1 full BA [2<sup>nd</sup> fl.]; back deck

**Heat:** Gas-fired hot air

**Separately Metered:** Electric, gas, phone

**JJ Manning**  
AUCTIONEERS

Full Property Info., Broker Reg. & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

# 13,878± SF Brick Building & Nearby .152± Acre Lot

Prime downtown area off North Main Street, near public transportation within half a mile of city offices & waterfront attractions with easy access to Routes 6, 24, 79 & I-195.

*Selling Individually or in the Entirety to the Highest Bidder(s), Regardless of Price*



178 Pine St. & 0 Pine St.  
**Fall River, MA**

Property Tour  
Thursday, April 17<sup>th</sup> (11am-1pm)

**ABSOLUTE AUCTION**  
Wed, April 23<sup>rd</sup> at 11am On-site

**JJ Manning**  
AUCTIONEERS

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

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

## 178 Pine Street

This distinctive 1917 brick building with slate roof, full basement, offices, classrooms & 2-story theater with exposed ceiling trusses has potential for a wide variety of uses including office, religious, education, museum, gallery, theater & more.

**RE Tax Assessment:** \$474,500

**Parcel ID:** N-10-0008

**Zoning Districts:** B-N – Neighborhood

Shopping, AOD – Arts Overlay

**Site Area:** .197± acre corner lot

**Frontage:** 48.35± ft. on Pine St. & 129.75± ft. on May St.

**GBA:** 15,096± sf.

**GLA:** 13,878± sf. on 4 floors per Assessor

**HVAC:** Gas-fired forced hot water, central a/c

**Utilities:** Electric, gas, city water & sewer

## 0 Pine Street

.152± acre gated & paved 20± car parking lot at the corner of Pine & Durfee Streets with development potential

**RE Tax Assessment:** \$94,700

**Parcel ID:** N-10-0026

**Zoning Districts:** CBD - Central Business, AOD – Arts Overlay

**Frontage:** 65.6± ft. on Pine St. & 100.33± sf. Durfee St

**Terms of Sale:** 10% certified deposit of which **\$10,000 Per Property** or **\$20,000 in entirety** in cash, certified or bank check & remainder by 4pm ET on Friday, 4/25/14. Balance in 45 days. 10% Buyer's Premium. 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.

**Buyer's Broker Terms:** Up to 2% Buyer's Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

# 7,586± Prime Retail Building

**.7± Acre Pad Site in High-Traffic Area Behind Cape Cod Mall**

30 Enterprise Rd.  
**Hyannis, MA**  
(Cape Cod)



*To Be Sold to the Highest Bidder Regardless of Price*

**ABSOLUTE AUCTION:**  
**Wednesday, May 26<sup>th</sup> at 11am**

Property Tour: Tuesday, May 18<sup>th</sup> (11am-1pm)

*Bid Live On-Site & Online*

**JJ Manning**  
AUCTIONEERS

Commercial  
In cooperation with **Realty Advisors**

Property Information, Photos & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**



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