



SAMPLE PORTFOLIO
GAS/AUTO/GARAGE

Gas Station/Convenience Store

2 Pumps ~ 4 Fueling Positions

Finished 2nd Floor ~ Shed ~ 2-Car Garage

High Traffic Corner Lot



507 Furnace Brook Pkwy

Quincy, MA

JJ Manning
AUCTIONEERS

Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

AUCTION: Thur, October 28th at 11am On-site

.83 Acres with 8,840± sf Office/Garage/Wash

Across from TF Green Airport & Transport Hub

Former Dollar Car Rental Site • Warwick Station Dev District Intermodal Zone



Visibility & access in City Centre Warwick high traffic area at the corner of US Rt 1 & Alhambra Rd with easy access to I-95, I-195, I-295 & all forms of transit

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

Zoning: IM - Intermodal Zone of WSDD – Warwick Station Dev District, CCW - City Centre Warwick

Parcel IDs: Map 323 Parcels 429 & 423

Site: .83± acres [36,155± sf] with parking & 125± ft of frontage on Rt 1

Building: 8,840± sf GLA concrete block construction, fully renovated in 1999

Features: 4,180± sf office, reception area, garage service area with 2 overhead doors & lifts, interior carwash with 2 overhead enter/exit doors, 2,200± sf unfinished basement, gas fired HVAC, 800 amp 3-PH electric

Utilities: City water & sewer, electric, gas, broadband coverage area

See Property Info Package: Zoning, tax incentives, environmental, traffic

Property Tour: Thur, May 30 (11am-1pm)

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

www.JJManning.com

800.521.0111

ABSOLUTE AUCTION: Thursday, June 6 at 11am On-site

Mortgagee's
Foreclosure

AUCTIONS: Friday, January 16th On-Site

2 Waterfront Commercial Properties

on Route 12 in Winchendon, MA *To Be Offered Individually*



Auction at 10am

**110 Spring Street
Winchendon**

.91± Acre with
1,850± Convenience
Store/Gas Station

Auction at 11am

**111 Spring Street
Winchendon**

.3± Acre
Cleared
Lot

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800.521.0111

Mortgagee's
Foreclosure

AUCTION: Thursday, November 20th at 10am

10,000± sf. Retail Building Built in 2006 on .93± Acres

Loading Dock
2 Overhead Doors
Full Basement

Sprinkler/Security System

**501 Main Street
Saugus, MA**

State-of-art 3-level building constructed in 2006 at a high visibility Main St. location near schools & bank with easy access to Rt. 1. 4 HVAC systems for lease options. Wide variety of potential uses.



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Property Information, Photos & Full Terms at:

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Gas Station/Convenience Store on Rt. 126

.5± Acre Just off Exit 25 of I-95 at Busy Intersection

Potential for Commercial Development in .3± Acre Vacant Area



414 & 422 Smithfield Ave. (Rt. 126)
Providence, RI

RE Tax Assessment: \$611,800

Zoning: C4

Parcel IDs: Map 77 Lots 821 & 799

Site: .5± ac. partially fenced & paved lot with access on 3 sides

Frontage: 180± ft. Rt. 126, 135± ft. Nellie St. & 116± ft. Foch Ave. with 2 curb cuts each

Improvements: 1,804 ± sf. 1-story masonry gas mart built in 1960 with 861± sf. canopy, 8 pumps on 2 islands, 128± sf. shed

HVAC: Oil-fired forced hot air, central a/c

Water & Sewer: City

Deed Ref.: 10520/201

See Property Info. Package:

Financials, tanks, environmental

Terms of Sale: 10% deposit of which \$75,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Thursday, 8/14/14. 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, mandatory 48 hour broker pre-registration.

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www.JJManning.com

800.521.0111

ABSOLUTE AUCTION

Tuesday, August 12th at 11am On-site

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

Gas Station/Convenience Store

Busy Rt. 126 Intersection off I-95

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



414 & 422 Smithfield Ave. (Rt. 126)
Providence, RI

**.5± Acres with Access on 3 Sides
Across from Dunkin Donuts®**



ABSOLUTE AUCTION
Tuesday, August 12th at 11am On-site

JJ Manning

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www.JJManning.com

800.521.0111

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

RI Lic 5075
Bro 1518
Ref 14-1575



**The Leading
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Auction
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Northeast U.S.**



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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.

ABSOLUTE AUCTION

Thursday, June 16 at 12pm On-site



1,408± sf. 2-Family Home



Open House:
Tuesday, June 7 at (12-2pm)



BOUNDARIES APPROXIMATE © Pictometry.com



1,648± Commercial Garage



Includes .21 Ac. Residential Parcel

85-87 Walnut St., Hyde Park (Boston), MA

Mixed-Use Property with Development Potential

Stony Brook-Cleary Square Neighborhood

3 Parcels on .45± Acre Selling in the Entirety

RE Tax Assessment: \$744,300

Site: .45± acres (19,430± sf.)

Parcel IDs: 1809182000, 1809183000, 1809184000

Zoning: 2F-5000, uphill across from Neponset River such that front portions may be in the 200± ft. River-front Protection Overlay District (RPOD), FEMA Flood Zone X – non-hazard

0 Walnut St. a/k/a Lot 10 offers 9,182± sf. (.21± ac.) undeveloped land with 47± ft. frontage. Slopes up from right of Lot 9A garage with portion currently in use for garage parking & vehicle storage.

85 Walnut St. a/k/a Lot 9A is a 1,648± sf. masonry on slab commercial garage with office & washroom on 3,295 sf. (.08± ac.) with 39± ft. of frontage. Partially built into the hill behind so roof is even with ground level on lot's Northern uphill end that is only accessible over drives on Lots 9B & 10. 1 center overhead door & limited paved parking at front. Additional parking per 30-day T-A-W lease includes chain link fenced parking lot on bottom 1/3 of adjacent Lot 10.

87 Walnut St. a/k/a Lot 9B features 1,408± sf. 4-5 BR, 2 BA 2-family with full unfinished walkout basement built 1910 on 6,953 sf. land (.16± ac.) with 10± ft. wide dogleg drive that fronts on Walnut St. to left of the garage on Lot 9A.

Water & Sewer: City

See Property Info. Package: Lease & rental agreements, environmental reports

Uphill from the Neponset River with garage visible from nearby Dana St. intersection at the back of Blake Estates. Conveniently located between Fairmount & Hyde Park T Stations, near bus routes & local businesses. Easy access to Routes 3, 3A, 138, I-93 & I-95. 12± miles to downtown Boston & Logan Airport.

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder of 10% due by 4pm ET on Friday, June 17, 2022. Balance due at closing to take place on Tuesday, August 2, 2022. 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.

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Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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www.JJManning.com

800.521.0111

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



MA Auc Lic 3184 • MA Broker Lic 5850
Brochure 1752 • Ref 22-1967

1,555± sf. Commercial Building with 2 Service Bays
k/a "Pro-Team Quick Oil Change"
3067 Cranberry Hwy. (Rt. 6 & 28), E. Wareham, MA



AUCTION: Thursday, November 2 at 11am On-site

At High Traffic Signaled Intersection with Main Ave.
Excellent Visibility in Busy Gateway Corridor to Cape Cod
Near Bourne Bridge, Restaurants, Beaches & Attractions

Last List: \$719,000

Parcel ID: 10/1000

Legal Ref.: Plymouth County 22863/326

Zoning: SC – Strip Commercial, Groundwater Protection Overlay, auto repair is a pre-existing non-conforming use

Site Area*: .73± acres (31,715± sf.) corner lot
 * See Property Info. Package (PIP) regarding planned MA DOT land taking of 12,140± sf. that would potentially reduce lot size & existing curb cuts

Site: Paved with chain link fenced area between building & railroad track, prominent sign at corner

Design: 1,555± sf. GLA 1-story masonry service garage with 2 restrooms built on slab in 1970

Garage: Attached, 2 bays with overhead doors

Wall Height: 12± ft.

Heat: Oil-fired hot air

Water & Sewer: Town with new drywell between 3067 & 3073 Cranberry Hwy.

See PIP: Environmental, MA DOT planned land taking, licenses & permits, area traffic counts

Property Tour: Thursday, October 26 (11am-1pm)

Terms of Sale: 10% certified deposit of which \$20,000 in cash, certified or bank check at auction & remainder by 4pm ET on Monday, November 6, 2017. 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 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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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Co Lic 3184 • Bro 1620 • Ref 17-1747



ABSOLUTE AUCTION

1,860± sf. Gas/Service Station on .37± Acres

Selling to the Highest Bidder, Regardless of Price

256 Old Main St., S. Yarmouth (Cape Cod), MA



AUCTION: Tuesday, July 12 at 11am On-Site

Conveniently located on a popular neighborhood connector road that parallels Rt. 28 used to access beaches, hotels, Nantucket Sound & Bass River boat launches, ball fields, the Simpkins School Residences, cultural center, library, Bridgewater State University satellite campus & more

Property Tour:
Wednesday, July 6
(11am-1pm)

Appraised Value (10/30/14): \$280,000

RE Tax Assessment: \$250,900

Parcel ID: 60-205

Site: .37± acre corner lot per Assessor, fully paved with concrete/tar & a small area of gravel in back with stockade fence on north & west sides

Design: 1,860± sf. 1-story wood frame gas station/office with 2 restrooms built in 1920 on concrete pad with 600± sf. open bay with overhead garage door in rear

Heat: Oil-fired forced hot water

Utilities: Town water, private septic, electric

Total Fuel Capacity: 28,200 gallons

Double Wall Tanks: (2) 8,050 & (2) 6,050 gallon USTs

Pumps: (2) dual nozzle pumps on front service island, (1) double nozzle pump for diesel on side

Zoning: RS-40 Residential

Frontage: 261± ft. (84± ft. on Old Main St. & 177± ft. on Salt Works Ln. with access from both)

Legal Ref.: Barnstable County 12178/231

Terms of Sale: 10% certified deposit of which \$15,000 in cash, certified or bank check at auction & remainder in cash or wire transfer by 4pm ET on Thursday, 7/14/16. 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 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.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory 48 hour broker pre-registration.

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Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

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



MA Co Lic 3184 • Bro 1584 • Ref 16-1687



6,600± Turnkey Service Station .29± Acres on Busy Rt. 129A



**305-311 Eastern Ave
Lynn, MA**
a/k/a "Fleming Garage"



SCAN THIS
for updated
property
information

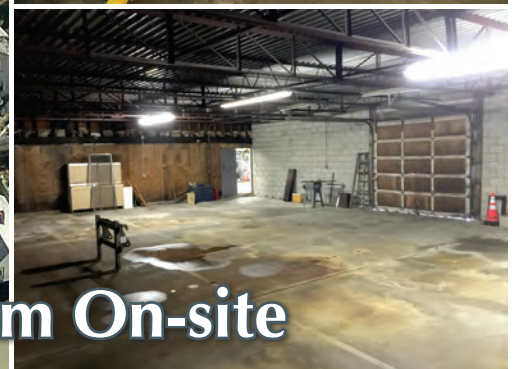


BOUNDARIES
APPROXIMATE
© Pictometry.com

ABSOLUTE AUCTION

Selling in Entirety to the Highest Bidder, Regardless of Price

Wednesday, September 30 at 11am On-site



On east side of Rt. 129A between Essex St. & Melvin Ave.

On popular travel corridor to Routes 1, 1A, & I-95/128

On bus route just 2± mi. to MBTA commuter rail & 11± mi. to Logan Airport

RE Tax Assessment: \$438,500

Parcel ID: 105-423-036

Zoning: R1

Features:

.286± acres (12,450± sf.) with 106.7± ft. of frontage

6,600± sf. concrete block on slab station built in 1940

2 pump, 4 position gas island

3 underground storage tanks (8,000 gal. total)

3 overhead garage doors

2 repair areas for 16± cars with hydraulic lifts & restroom

Air conditioned office area with restroom

Oil-fired forced hot air heat

City water & sewer

Paved lot for limited off-street parking

Sold turnkey with inventory & equipment except for hand tools

See Property Info. Package: Licenses, permits & environmental

Terms of Sale: 10% certified deposit of which \$20,000 in cash, certified or bank check at auction & remainder by 4pm ET on Friday, 10/2/15. 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 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.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory 48 hour broker pre-registration.

Property Tour: Sat, September 26 (11am-1pm)

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— AUCTIONEERS —

Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

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



MA Co Lic 3184 • Bro 1558 • Ref 15-1638



INCOME OPPORTUNITY

17,000±sf. Site with Development Potential

4 Units ~ 2 Leased ~ Recently Updated

902-912 Morton Street/Route 203
Mattapan (Boston), MA



Real Estate AUCTION: Thur, February 10th at 11am On-site

Great location on busy Route 203 between Corbet & Evans Streets with high traffic counts year-round. Convenient to the Southeast Expressway & public transportation. 1-story masonry building in use as auto-body repair/service with spray booth & offices adjacent to several paved areas for vehicle access & storage.

Last List: \$699,000

Site Area: 17,000±sf.

Zoning: NS-2 Neighborhood Shopping

Current Lease Income:

See Property Information Package

Year Built: 1925-1930

Recent Improvements: Rubber roof, gutters & downspouts, brick repointing, overhead doors, 4 electrical service upgrades, updated gas-fired heating system, electric service

Water & Sewer: City

Environmental: See Property Information Package for Phase I Site Assessment

RE Tax Rate (2010): \$29.38

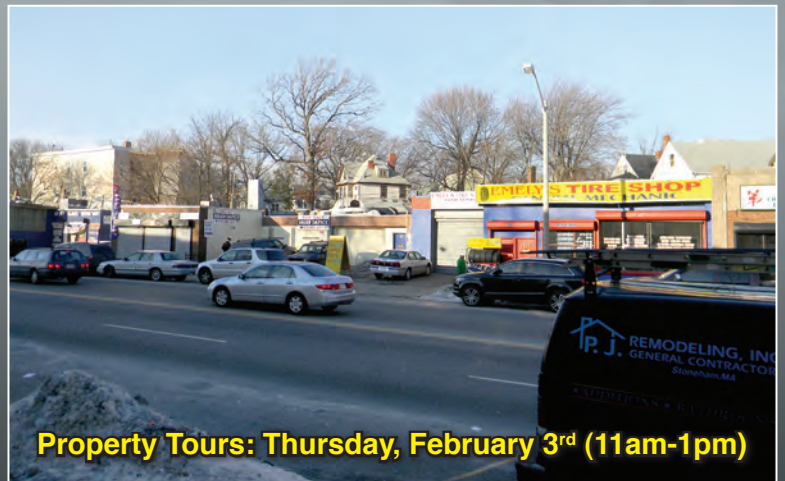
Parcel IDs: Map 17 Parcels 2209 & 2210

Legal Ref.: Suffolk County 46654/157 & 159

Terms of Sale: 10% certified deposit of which \$25,000 in cash, certified or bank check at auction & remainder by 5pm ET on Tuesday, 2/10/11. 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.

2% Buyer's Broker Commission

Terms: Visit www.JJManning.com for details & mandatory pre-registration requirements.



Property Tours: Thursday, February 3rd (11am-1pm)

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— AUCTIONEERS —

Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

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



MA Lic 111 • Bro 1382 • Ref 11-1301



QUINCY AUCTION: Thursday, July 28th at 11am On-site

Gas Station/Convenience Store



2 Pumps ~ 4 Fueling Positions

Great visibility corner lot in high traffic area between Furnace Brook Golf Club & portions of the Adams National Historical Park with easy access to Rt. 53 & Rt. 3/1-93.

**507 Furnace Brook Pkwy.
Quincy, MA**

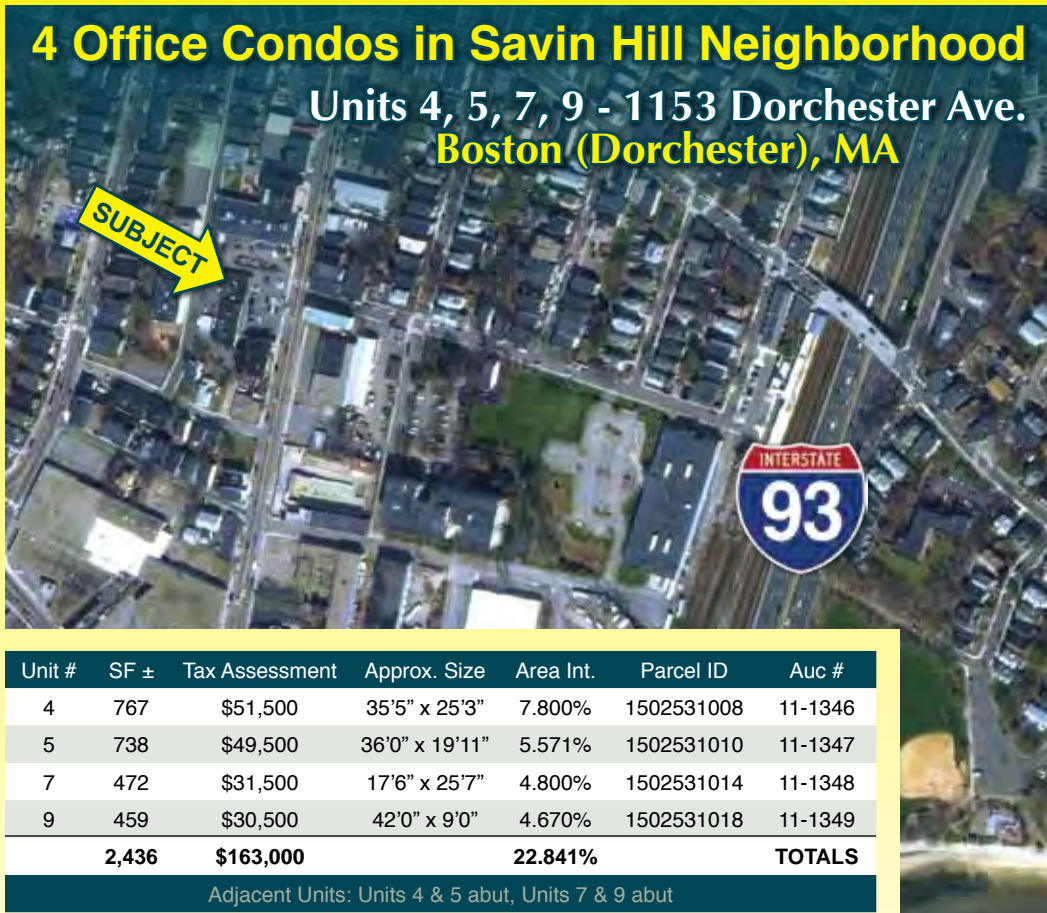
RE Tax Assessment: \$490,500
Site Area: .33± acre
Frontage: 100± ft. ea. Furnace Brook Pkwy. & Oakland Ave.
Paved Parking: 6± cars
Main Building: 1,792± sf. 1.5 story Cape with 2 dormers & brick exterior built c. 1940
1st Floor: 896± sf., 8± ft. walls & 1 restroom
2nd Floor: 896± sf., finished as potential 2-BR & 1-BA apt.
Basement: 896± sf. full, unfinished
Heat: Oil-fired hot air
Garage: 2-car, detached
Storage Shed: 400± sf., detached
Storage Tanks: (2) 6,000+/- gallon gas USTs, (1) 250 gallon heating oil tank in basement
Utilities: Electric, gas, city water & sewer
Zoning: RES A
Parcel ID: 1157/6/5

Terms of Sale - Quincy: \$25,000 certified deposit by certified or bank check at Quincy Mortgagee's Foreclosure Auction. Balance in 30 days. Other terms, if any, announced at the sale.

BOSTON AUCTIONS: Thursday, July 28th at 2pm On-site

4 Office Condos in Savin Hill Neighborhood

Units 4, 5, 7, 9 - 1153 Dorchester Ave.
Boston (Dorchester), MA



RE Tax Assessment: See chart
Complex Site: .625± acres
Site Frontage: 130± ft. Dorchester Ave. with 2 curb cuts & 80± ft. Deer St.
Paved Parking: 33± cars with loading & additional parking at rear
Complex Description: 2-story steel frame & concrete block 9-unit retail/office bldg. with 3 retail on 1st fl. & 6 office on 2nd fl., converted to condo ownership in April, 1996 with 2 restrooms & kitchenette in common areas
HVAC: Gas-fired forced hot air, central a/c
Safety: Emergency lights, smoke detectors, security alarm
Utilities: Electric, gas, city water, city & storm sewer
Zoning: NS – Neighborhood Shopping

Unit #	SF ±	Tax Assessment	Approx. Size	Area Int.	Parcel ID	Auc #
4	767	\$51,500	35'5" x 25'3"	7.800%	1502531008	11-1346
5	738	\$49,500	36'0" x 19'11"	5.571%	1502531010	11-1347
7	472	\$31,500	17'6" x 25'7"	4.800%	1502531014	11-1348
9	459	\$30,500	42'0" x 9'0"	4.670%	1502531018	11-1349
2,436		\$163,000		22.841%		TOTALS

Adjacent Units: Units 4 & 5 abut, Units 7 & 9 abut

"Far East Condominium" 2nd Floor Units To be Offered Individually & in the Entirety

Prime location near supermarket, restaurants, boys & girls club, schools & more. Just 1 mile south of Downtown with easy access to I-93 & public transportation.

Terms of Sale - Dorchester: \$10,000 total certified deposit per buyer by certified or bank check at these Dorchester Mortgagee's Foreclosure Auctions for the purchase of 1, 2, 3, or 4 Units. Balance in 30 days. Other terms, if any, announced at the sale.

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Property Information, Photos & More at:

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Gas Stations / Convenience Stores

Selling Individually, 1 Absolute



Auction at 1pm

191 Park St./Rt. 1
Rockland, ME



4 Maine Auctions Thursday, July 15th

Bid Live On-Site or Online



Auction at 1:30pm

131 N. Main St.
Rockland, ME



Auction at 4pm

84 Auburn St./Rt. 26
Portland, ME

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Property Information, Photos & More at:

www.JJManning.com

or call 800.521.0111

A U C T I O N

THRUWAY MART

3.62 ACRE GAS STA.-CONVENIENCE STORE
DEVELOPMENT SITE

AUCTION:

Wednesday, April 21ST
@ 2:00 PM

Exit 27, I-90, The New York
Thruway

Directly across from Toll Booths
(Preview: Daytime business hours)

Ref# 3-0615
Auction on-site



JJManning.com is proud to offer this very valuable, strategically located property on Route 30 in Amsterdam, NY at Exit 27 off the NY Thruway directly across from the Toll Booths, at Auction. Currently operated as a Coastal Gas Station and Convenience Store known as The Thruway Mart, the property is a prime for additional development including Motel & Retail. There are three Underground Storage Tanks (UST) with 26,000 Gallon capacity.



ADDRESS: Route 30 at Exit 27 of New York Thruway, Amsterdam, NY • COUNTY: Montgomery
RE TAXES (2004): CITY - \$ 979.91 • COUNTY- 1,041.56 • SCHOOL- 1,435.07 • TOTAL \$3,456.54
FRONTAGE: 617' • SITE AREA: 3.62 acres • CONVENIENCE STORE FOUNDATION: Concrete Slab
UST: 3 Tanks - (2) 10,000 Gal. (1) 6,000 Gal.

FOR MORE INFO, TERMS & PROPERTY INFORMATION PACKAGE, VISIT:

www.JJManning.com/615 OR CALL 800-521-0111

Car Wash / Detailing Shop Auto & Tire Sales Center

74 Cranberry Highway (Rt. 6A)
Sagamore (Cape Cod), MA

At the foot of the Sagamore Bridge (Cape Side)

ABSOLUTE AUCTION: Tuesday, June 21 at 11am

Preview: Tuesday, June 14: 1-3pm

Ref# 5-0690 Auction on-site

JJManning.com is proud to offer this valuable multi-function commercial property featuring a carwash, detailing shop, auto and tire sales center at Absolute Auction on behalf of retiring owner. 74 Cranberry Highway is strategically located at the start of Rt. 6A in Sagamore, MA just off the Cape Cod end of the Sagamore Bridge in busy local traffic area surrounding The Christmas Tree Shop and Factory Outlet Mall. Unlimited customer potential with half of all motorist traveling to/from Cape Cod passing within sight of your business and easy access from both sides of Mid-Cape Highway (Rt. 6). Don't let the opportunity to own a lucrative year-round Cape Cod business pass you buy!



Owner Retiring

Assessed Value Real Estate: \$584,100

Assessed Value Equipment: \$165,640

Total Assessment: \$749,740

Car Wash Equipment Specifications & Modifications

6/2003 - Added Additional 10HP Producer
Dryer

1/2003 - Refitted Reclaim System with a
So-Brite Filtermatic Reprocess System with
Aquamatic 2, a great system with complete
odor control. Note: There are 5,000 gal-
lons of settling pits, requiring less frequent
cleaning.

12/2002 - Guttered Tunnel & Refitted with
new Sonny's Equipment including: Item
100 Light Touch Top Brush with
neoglide foam wash material, Model SF 68
Brushes upgraded with neoglide, Single
Foam Polish Wax Arch, Over & Under
Conveyor with 7.5HP hydraulic station,
Model SFM 804 Side-to-side Mitter with 4
half-moon cloth baskets, Ornni Side Blasters
with Wanner #H25 Pump Assembly, Model
TBG200 Tire Brushes, Model SF 50 SUV
Height Side Brushes upgraded to neoglide,
Model Series #199 Applicator Arches, 2
Rain Arches, and 4 15HP producer Dryers
with 4-post rack.

12/2001 - Installed Compumash Com-
mander Series Tunnel Controller (Max
Capacity 64 Function, Current Capacity 32
functions, Using 24 Functions)

1996 - 4 JE Adams Stainless Steel Vacuums
with lighted domes as well as vendors for
Armor All, window wipes, etc. all well
maintained and in great condition.

Detailing Shop

Well Outfitted. Additional Vinyl Sign
Making Equipment Including Computer &
Software upon which current staff members
are trained, also available for purchase.



Downloadable Property Information
Package, Pictures:

www.JJManning.com/690

800-521-0111

Terms of Sale: 10% deposit of which
Twenty Thousand Dollars (\$20,000.00)
must be presented in cash, certified or bank
check. Remainder of the 10% deposit in
personal or business check. Balance in 45
days. 10% Buyer's Premium. Other terms,
if any, announced at the auction.

Buyer's Broker Terms: 2% Broker
Commission Offered. 48 hour broker pre-
registration required. Sign up your buyers
now! Full Terms and forms on our website.

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Years In Business: 18

County: Barnstable

Legal Description: Map 11.4 Parcel 125

RE Taxes (2005): \$4,024.86

Frontage: 70.5 Feet

Site Area: 6 Acres (25,292 sq)

Zoning: B2 (Bus. District)

Topography: Sloped



ABSOLUTE Auction: Tues, December 19th, at 11am

2 Commercial Buildings: Office/Retail & Garage Mall

on 40,716± sf. Lot at Intersection of Rt. 113

(Selling In The Entirety Only)



JJManning Auctioneers is proud to offer this income producing commercial property located at the intersection of Lakeview Avenue and Rt. 113 in Dracut, MA. Located between Rts 3 & I-93 just south of the NH border with easy access to I-495, Rts 38, 110 & 133 3 mi. from Lowell, 0 mi. from Lawrence, 15 mi. from Nashua, NH & 30 mi. from Boston



County: Middlesex
Parcel ID: 62-0-118
Legal Description: Book 44, Plan 61 & Book 126, Plan 131
Assessed Value: \$534,100 (Land \$268,700; Building 1 \$195,900; Building 2 \$58,700 & Other \$10,800)
RE Taxes: \$5,009.85

FRONTAGE: 127± ft. on Lakeview Ave., 239± ft. on Pleasant St./Rt. 113 & 197± ft. on Sladen St.

Site Area: 93± Ac. (40,716± sf.)

Zoning: General Business

Topography: Sloping

Shape: Irregular corner lot

Parking: Paved lot

Dep Waiver Site No. 3-0496: Soil vapor extraction / air sparging migration system in place at the rear of the office building since 1993 to address ground contamination from petroleum heating fuel

Year Built: Main buildings c. 1940 with later additions



BUILDING 1 BUILDING 2

Design: Concrete block Garage Mall with Office/Retail

Gross Living Area: 10,086± sf.

First Floor: 5,386± sf. (3,693± sf. & 1,693± sf.)

Upper Story: 4,700± sf.

Roof: Flat with tar & gravel

Baths: 2

Heat & Fuel: Oil fired forced hot air, presently paid by tenants

Shared Expenses: Units pay prorated share of common electric & water, insurance, taxes, maintenance and snow removal, currently \$150/ month

Rental Unit 1: (1,540± sf.) Garage with 3 bay doors & office, tenant-at-will

Rental Unit 2: Temporarily in use through 4/07 by tenant-at-will

Rental Unit 3: Vacant

Rental Unit 4: Tenant-at-will

Rental Unit 5: Offices, vacant

Design: Brick Office/Retail Building

Gross Living Area: 2,144± sf.

First Floor: 2,144± sf.

Basement: 448± sf. (112± sf. effective area)

Roof: Asphalt shingle and tar & gravel on flat portion

Baths: 2

Heat & Fuel: Gas fired forced hot air, presently paid by tenant

Air Conditioned: Central A/C

Rental Units: 1

Rental Unit 1: (2,144± sf.) Office (retail) space leased through February 22, 2011.

Landlord Currently Provides: Maintenance of roof, fire alarms, a/c system and pays cost of water, snow & trash removal, landscaping and insurance

Open House: Wednesday,
December 13th, 11am-1pm

Ref# 6-0882
Auction on-site and online



Terms of Sale: 10% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Buyer's Broker Terms: 2% Broker Commission Offered. 48-hour broker pre-registration required. Sign up your buyers now! Full Terms and forms on website: www.JJManning.com/882

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