



SAMPLE PORTFOLIO
MULTI-FAMILY/APARTMENTS



1 Center Street Watertown, MA

1± block from Mt Auburn St bus
to Harvard Square & 10± miles to
Logan Airport. Half way between
I-93 & I-95 with easy access to
Routes 3, 16, 20 & I-90.

3,788± sf. 2-Family with 652± sf. Office on .28 Acres
History of Prior Owner Occupant Business Use



RE Tax Assessment: \$940,000

Zoning: SC – Single Family Conversion

Site: .275± acres (12,000± sf.), private yard & paved tandem parking for 7± cars

Frontage: 120± ft. Centre St., 100± ft. Franklin St.

Occupancy: Apt 2 & office under owner use for immediate occupancy at closing, Apt 1 with tenant-at-will

Gross Building Area: 5,882± sf. per assessor

Gross Finished Area: 3,788± sf. per assessor

Design: Circa 1887 slate hip roof Victorian, 1966 office addition, 1992 3-season porch & sunroom addition plus many renovations

Features: High ceilings, hardwood floors, oversize windows, built-ins, cedar closet, front & back halls

Bedrooms: 6

APT 1 (1st Fl): 900± sf., renovated in 2019 with 2BR, 1BA, LR, DR, renovated kitchen, screened 3-season porch, access to basement, laundry, patio & lawn

APT 2 (2nd & 3rd IL): 4BR, 1BA, fine period detail including built-ins & gracious stair from main hall, sunroom with “treehouse” views through 3 walls of Andersen casement windows & much more

Office: 652± sf. office with Franklin St. entry & BA with shower, prior owner business use by special permit

Basement: Partial, full unfinished

Heat: Oil-fired steam boiler

Water & Sewer: Municipal

Parcel ID: 1021-16-19

See Info. Package For: Plans, additions, key renovations, engineering report, rental agreement, etc.

JJ Manning

— AUCTIONEERS —

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

www.JJManning.com

800.521.0111

ABSOLUTE AUCTION: Wednesday, April 27 at 11am On-site
Property Tour: Wednesday, April 20 (11am-1pm)

Wednesday, May 5th



Auction at 10am On-Site

**1320-1328 Pleasant Street
3-Story Mixed-Use Building**

Thursday, May 6th



Auction at 10am On-Site

**422 North Main Street
6,358±sf. 3-Story Office Building**



Auction at 11am On-Site

**1616-1622 Pleasant Street
9,720±sf. 4-Story Brick Mixed-Use Building**



Auction at 11am On-Site

**61 Norwood Street
3,582±sf. 3-Story 4-Unit Apartment Bldg.**

INCOME PROPERTY AUCTIONS

**Retail
Office
Residential**

Fall River, MA

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Property Information & Full Terms at:

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15-Unit Brick Apartment Building

Residential Income Property

(12) 1 & (3) 2 Bedroom Units

**.26 Acre Corner Lot
with Off-Street Parking**

***Bid Live On-Site or Online
To be Sold in the Entirety***

**150-154 Camp St
Providence, RI**



Property Tour: Wednesday, April 22nd (11am-1pm)

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Property Information, Photos & Full Terms at:

www.JJManning.com

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AUCTION: Wednesday, April 29th at 11am

Prime Investment Opportunity

40 Year-Round 1 & 2-BR Condos Selling in the Entirety
k/a "Sea Breeze" Condominiums

54, 58, 60, 64 & 66 Center Street
Dennis Port (Cape Cod), MA

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Property Information, Photos & Full Terms at:

www.JJManning.com

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Mortgagee's Foreclosure

Auction: Friday, September 26 at 1pm On-site

Terms of Sale: 5% certified deposit, \$50,000 at auction with remainder in 5 days. Balance in 45 days. Other terms, if any, at sale. All information derived from reliable sources believed correct, but is not guaranteed. JJManning Auctioneers is acting exclusively on behalf of seller in this transaction.

5,695± sf. Multi-Unit Income Property

Farmhouse with Pool & Outbuildings on 4± Acres

Zoned Residential & Commercial-Business

RE Tax Assessment (2013):

\$600,000

Rental Income: See Property Info. Package for rent roll

Frontage: 175± ft. & 60± ft.

Landscaping: In-ground pool, patio, privacy fence, lawn & mature plantings

Parking: Ample in paved front lot & gravel drive with turn-around

Design: 5,695± sf. 1820 farmhouse with additions, enclosed back porch, deck areas

2012 Renovations:

New windows, exterior painting

Basement:

Unfinished, partial full & crawl space

Heat: Gas-fired hot air

Sewer: Private septic

Outbuildings: Pool building, shed, barn, 2 utility buildings

Parcel IDs:

Map 73 Parcels 1B, 15, 15A

Legal Ref.: Plymouth County Book 34528 Pages 285, 287

395 Plymouth St. (Rt. 106)

Halifax, MA

Property Preview:
Friday, November 9th (11am-1pm)



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE ESTATE AUCTION

Thur, November 15th at 11am On-site

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Property Information, Photos & Full Terms at:

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Residential Income Property

**6-Unit Apartment Buildings
Riverside Park Neighborhood**

(11am) 331 Belleville Ave., New Bedford
(12pm) 48-50 Deane St., New Bedford

Applies to Both Properties

Neighborhood: Great location near 10± acre Riverside Park with basketball courts, soccer field, hockey rink, playground and walk/bike trails on the Acushnet River, within 2 miles of downtown. Public transportation provides access to Providence & Boston.

Design: 3-story multi-family home

Year Built: Circa 1910

Exterior Walls: Vinyl siding

Basement: Full with coin-op laundry

Features: Updated kitchens, hardwired smoke detectors, separate electric & gas water heaters

Heat: Gas

Utilities: City water & sewer, electric, gas

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Property Information, Photos & Full Terms at:

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Riverside Park

Acushnet River

2 AUCTIONS: Thursday, November 18th On-site

Westport, MA ~ Income Property

18 Residential & 4 Retail Units in 4 Buildings

*Near Coaksett Commons
Close to Routes 88, 177 & I-195*

842, 844-850 State Road
& 1, 7 Maynard Street
Westport, MA

*Selling in the
Entirety Only*

RE Tax Assessment: \$1,437,600

Site Area: 2.14± ac.

Frontage: 250± ft. on State Rd. (Rt. 6)
& 408± ft. on Maynard St.

Zoning: Business

Parking: 40± spaces

Gross Living Area: 18,709± sf.

Unit Breakout: 4 retail & 18 residential
[(4) 1 BR, (14) 2BR]

842 State Rd. (Tax ID 13-0-41-44)

Built 1928 - 2,020± sf. - 2 Units -

(1) 1 BR & (1) 2 BR apt.

844-850 State Rd. (Tax ID 13-0-53&54;62)

Built 1940 - 7,140± sf. - 8 Units - Mixed-use -

(4) Retail totaling 4,620± sf. on 1st floor &

(3) 1 BR & (1) 2 BR apt.s on 2nd floor

1 Maynard St. (Tax ID 13-0-55-61)

Built 1940 - 6,480± sf. - (8) 2 BR apt.s

7 Maynard St. (Tax ID 13-0-35-40;45)

Built 1940 - 3,069± sf. - (4) 2 BR apt.s

Baths: All apt. 1 BA, all retail .5 BA

Buildings: Wood frame 1-2 story walk-up
with vinyl siding, vinyl & barn board on
844-850 State Rd.

Heat: Gas-fired hot-water baseboard, electric at
7 Maynard St.

Utilities: Electric, gas, private water & septic

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Property Information & Full Terms at:

www.JJManning.com

800.521.0111

Boundaries Approximate
Aerial image purchased from Pictometry.com

AUCTION: Friday, July 27th at 2pm

Auction On-Site at
844-850 State Rd. (Rt. 6)

Residential Income Property

39± Apartments in 4 Buildings

Selling in the Entirety Only

26-28 Odd Street
671 Durfee Street
680 & 696 North Main Street
Fall River, MA

Boundaries Approximate
Aerial image purchased from Pictometry.com

AUCTION: Friday, July 27th at 11am

Auction On-Site at
680 North Main Street

RE Tax Assessment: \$1,966,500

Site Area: .73± ac.

Frontage: N. Main (186± ft.), Odd (152.5± ft.), Durfee (112± ft.)

Zoning: BL - Local Business District

Parking: 32± spaces

Gross Living Area: 32,021± sf.

Unit Breakout: 10 (1-BR), 17 (2-BR), 12 (3-BR)

680 N. Main St. (Tax ID 0-11-0009)

Built 1968 – 13,624± sf. w/ full basement.

12 Units – 59 Rooms – 35 BR, 12 BA.

696 N. Main St. (Tax ID 0-11-0010)

Built 1984 – 4,680± sf. w/ full basement. 7± Units – 21 Rooms – 7 BR, 7 BA – Storage Garage(s).

26-28 Odd St. (Tax ID 0-11-0007)

Built 1973 – 8,771± sf. w/ full basement. 12± Units – 35 Rooms – 19 BR, 12 BA.

671 Durfee St. (Tax ID 0-11-0056)

Built 1979 – 4,946± sf. w/ full basement. 8 Units – 18 Rooms – 8 BR, 8 BA – Storage Garage.

Buildings: Wood frame 2-3 story walk-up with vinyl exterior

Heat: Gas-fired hot water baseboard

Laundry: Contracted coin-op on-site

Utilities: Electric & gas (ind. metered), City water & sewer

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Cape Cod Residential Income Property

251 Woods Hole Road
Falmouth (Quissett), MA

k/a Historic "Gardner's House"

Prime location mid-way between Falmouth Village & Woods Hole Harbor, just 16± miles from the Bourne Bridge with easy access to Quissett Harbor, Buzzards Bay, WHOI & MBL, beaches, shopping, dining, golf, bikeway & ferries.

Queen Anne Victorian portion of the main house was built as the Carey Estate gardner's home. Currently leased to year-round tenants, the property has previously offered some units seasonally & been used as a Bed & Breakfast.

SUBJECT

Fully Leased 4-Family Home with Cottage
Great Location within 2± Miles of Woods Hole Harbor
Open House: Saturday, July 30th (11am-1pm)

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Property Information, Photos & Full Terms at:

www.JJManning.com

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ABSOLUTE AUCTION

Friday, August 5th at 11am On-site

Selling to the Highest Bidder, Regardless of Price!

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.

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Property Information, Photos & Full Terms at:

www.JJManning.com

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AUCTION: Tuesday, April 28th at 11am on-site

2-FAMILY HOME CLOSE TO DOWNTOWN

62 Pine Ave, Hyannis, MA

.18± Acre with Off-Street Parking



BOUNDARIES APPROXIMATE © Pictometry.com

BANKRUPTCY TRUSTEE'S AUCTION

Re: Case No. 23-10887-JEB

Friday, October 4 at 11am On-site

RE Tax Assessment: \$280,000
(\$118,100 building, \$161,900 land)

Site: .18± acre, paved drive with ample parking,
private back yard with patio & pergola

Frontage: 153± ft

Year Built: Circa 1900 with later additions through
1979

Gross Living Area: 879± sf

Bedrooms: 2

Baths: 2

Basement: 238± sf, partial unfinished circa 1979

Heat: Oil-fired hot air

Water & Sewer: Public

FEMA Flood Zone: X, non-hazard
(25001C0568J 7/16/14)

Legal Ref: Barnstable County 34242/289

Parcel ID: 308/250

Zoning: RB

Near the intersection of South St &
High School Rd behind St Francis Xavier
Parish & St John Paul II School.
Convenient to public transportation,
shops, restaurants, hospital, parks,
beaches, harbor & island ferries.

Terms of Sale: 10% certified deposit of which
\$15,000 in certified or bank check at this Trustee's
auction & remainder by 4pm ET on Wednesday,
October 9, 2024. Balance in 30 days. 3% 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 prece-
dence over any previously printed material or any other
oral statements made. JJManning Auctioneers is acting
exclusively on behalf of Seller in this transaction.

All Dated Photos Circa 2016

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Property Information & Full Terms at:

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1811 • Ref 24-2073

High-Visibility 1/2 Acre Lot with 132± ft Frontage

54 Great Rd (Rt 2A), Acton, MA

2,240± sf 2-Family Home & Barn in E Acton Village

EAV Zoning for Commercial, Retail, Multi-Family Use



ABSOLUTE AUCTION

Thursday, October 17 at 11am On-site

Zoning: EAV – East Acton Village for a variety of commercial & residential uses

Site: .5± acre with large back yard & great frontage

Parking: 6± spaces on unpaved crescent drive with access to 2 curb cuts

Barn: 480± sf attached barn for workshop, storage or redevelopment

Gross Home Area: 4,605± sf (building) & 2,240± sf (living)

Design: Town recognized 2-family conversion of a single-family built circa 1900

Bedrooms: 3 per Assessor, 4 per plan with 1 in use as office

Baths: 2

Other: 2 kitchens, 2 living rooms, office, 32± sf enclosed porch to barn

Attic: 1,090± sf walk-up

Basement: 1,132± sf full, unfinished

Balconies & Decks: 111± sf total

Steam Heat & Hot Water: Oil-fired

Water: Town

Sewer: Private, septic/cesspool with compliance responsibility of buyer

Other Utilities: Gas, 2 electric services

Legal Ref.: S Middlesex County 46766/535

Parcel ID: G5/66

Across from McDonald's, close to shopping, restaurants, services, highly rated schools, Nashoba Valley, conservation, rail trail & more. 2± miles to W Concord MBTA Commuter Rail. On Rt 2A with easy access to Rt 2, 119 & 1-495. 25± miles NW of Boston.

Selling to the Highest Bidder, Regardless of Price

Open House: Thursday, October 10 (11am-1pm)

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 18, 2024. 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 for mandatory broker pre-registration requirements.

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

JJManning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1812 • Ref 24-2069

INCOME PROPERTY: 3,605± sf 3-Family Home

103 New Park St, Lynn, MA

.124± Acre with Yard & Off-Street Parking



AUCTION: Wednesday, October 9 at 11am On-site
Property Tour: Tuesday, October 1 (11am-1pm)

RE Tax Assessment (2024): \$869,100

Income: See Property Info Package

Site: .124± acre with fenced back yard & 2 sheds

Frontage: 50± ft

Driveway: 3± parking spaces & more on paved area behind back yard gate

Design: 3-story 3-family 6 BR, 3 BA home built circa 1915 on brick foundation

Renovations: Vinyl siding, roof (6-8± years), 2nd FL upgraded in 2020 with back deck & expanded kitchen, 2 water heaters (3± years)

Gross Building Area: 5,562± sf

Gross Finish Area: 3,606± sf

1st Fl Unit: 2 BR, BA, kitchen, pantry/laundry, LR, front room, bay window, front & back porches

2nd Fl Unit: 2 BR, BA, kitchen, pantry/laundry, LR/front room, bay window, front porch, back deck

3rd Fl Unit: 2 BR, BA kitchen, pantry/laundry, front room, cubby/office, bay window, attic

Basement: 1,249± sf full unfinished with concrete floor

Heat: Gas-fired forced hot water, 3 furnaces (6-8± years)

Utilities: City water & sewer, separately metered gas & electric

Legal Ref.: Essex South County 37236/3

Parcel ID: 055-208-016

Zoning: R2

Close to the intersection of Forest St & N Franklin St. Near shopping, restaurants & parks. Easy access to bus, Routes 1, 107 & I-95. 1± mile to MBTA station, North Shore Community College & Lynn Heritage State Park, 2± miles to Lynn Beach, 4± miles to Nahant.

Handicap accessible to 2nd floor with front ramp & chair climber to 2nd floor which is vacant for immediate occupancy. 1st & 3rd floors occupied by 30-day T-A-W.

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 11, 2024. 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.

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



MA Auc Lic 111 • MA Broker Lic 5850
 Brochure 1810 • Ref 24-2077

ABSOLUTE AUCTION

Selling to the Highest Bidder, Regardless of Price

Wednesday, December 6 at 11am On-site

Open House: Friday, December 1 (11am-1pm)



81 Bedford St, Whitman, MA

1,486± sf, 4-BR, 2-BA 2-Family Home on 3.1± Acres

This property is being re-auctioned due to revised acreage pursuant to engineered survey.

Location: In Metro South on Rt 18 near the E Bridgewater line with easy access to Rt 14, 24, 106 & I-495

Zoning: LI-Limited Industrial & HB-Highway Business

Site Area: Parcel 25D-3-34 is 4.767± acres per Assessor, but has recently been estimated at 3.1± acres. Seller is procuring an engineered survey for total land area. Once complete, the survey will be referenced within the P&S Agreement as part of the legal description for the property.

Driveway: 4± parking spaces

Occupancy: Vacant

Design: 1,486± sf 2-story farmhouse built circa 1900 on masonry foundation with full unfinished basement

Configuration: 2nd floor unit accessible by interior & exterior staircases, 1st floor unit

Bedrooms: 4

Baths: 2

Features: Hardwood floors, back deck

Heat: Oil-fired forced hot air

Water & Sewer: Town

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, December 7, 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 for mandatory broker pre-registration requirements.

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



MA Auc Lic 111

Brochure 1785 • Ref 23-2039

1,771± sf. Legal 2-Family Home

Recently Used as a 5BR, 2BA Single Family
With Detached Garage on .2± acres

51 Smith St., Lawrence, MA

Close to Route 110 & bus route. Centrally located with easy access to Routes 28, I-93 & I-495.



AUCTION: Friday, November 4 at 11am On-site

Zoning: R2 (2-family)

Gross Building Area: 3,471± sf.

Gross Living Area: 1,771± sf.

Design: 2-3 story Victorian built in 1875

Features: Vinyl siding, hardwood floors, front entry porch, back deck under construction

Bedrooms: 5

Baths: 2

1st Fl.: 1,079± sf.

2nd Fl.: 577± sf.

3rd Fl./Attic: 577± sf. with 115± sf. finished area

Basement: 1,079± sf. unfinished

Heat: Oil-fired forced hot water

Site: .2± acres (8,544± sf. per deed)

Paved Drive: Ample off-street parking

Garage: 216± sf., detached

Landscaping: Mostly fenced with lawn, on sidewalk with granite curbing

Deed Ref.: Essex N County 3444/0059

RE Tax Assessment: \$406,900

Parcel ID: 228/ 133//

Open House:
Friday, October 28 (11am-1pm)

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, November 7, 2022. 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 for mandatory broker pre-registration requirements.

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



MA Auc Lic 111
Brochure 1760 • Ref 22-1982

4,710± SF. 6-FAMILY RESIDENCE

Income Property 1 Block from Town

11-13 Prospect St., Orange, MA



ABSOLUTE AUCTION

Thursday, October 13 at 12pm On-site

Between Town Hall & District Court. Near intersection of N. Main St. (Rt. 122) & W. Main St. (Rt. 2A) with easy access to bus route. Close to Routes 2, 2A, 202 & 122. Convenient to I-90 & I-91.

Site Area: .19± acres (8,276± sf.)

Gross Building Area: 8,268± sf.

Design: Circa 1875 brick Victorian, 2.75-story with 6 units, covered double front entry with each side providing access to 3 units flanked by projecting bays, slate hip roof with dormers, bow bay, 332± sf. covered porch wraps left side with additional porches at back

Basement: 1,884± sf. full, walk-out

Features: Wood floors, high ceilings, period detail, ceiling fans, buzzer/intercom system, storage shed, separate meters for electric & water

Heat: Oil-fired forced hot water, electric

Occupancy: 2 top units to be vacated by seller, 4 units are tenant-at-will

See Info. Package For: Income/rent roll, unit descriptions, parking, utilities

Zoning: AC - Comm Area Redevelopment Dist

RE Tax Assessment: \$260,000

Parcel ID: 107-214

Property Tour: (12-2pm)
Thursday, October 6

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 14, 2022. 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.

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



MA Auc Lic 111

Brochure 1758 • Ref 22-1979

1,626± sf. 2-Family Home Last Used as a 1-Family Close to Logan Airport, Public Transit & Constitution Beach **201 Byron Street, East Boston, MA**



ABSOLUTE ESTATE AUCTION: August 23 at 11am On-site

Vacant & Partially Gutted with Buyer to Complete Renovations
Great Opportunity to Customize this Potential Income Property

Parcel ID: 0104295002

Site: 1,875± sf. mostly fenced with back lawn

Zoning: E. Boston Neighborhood District, 2F-2000 2-Family Residential Subdistrict, legal use on file with Boston Inspectional Service Dept. is for a 2-family per appraisal

Features: New 3-zone gas boiler in 2015, new single 200 amp circuit panel & electric service from street, all windows Harvey insulated replaced in 2008, elevated distant water views

Design: 1,626± sf. 2-story home built c. 1983 with brick fdtn. & full unfinished basement most recently used as 1-family described by City Assessor as 7± rooms, 4± BR, 1.5± BA, currently under renovation with no kitchens or baths, buyer responsible for renovations, certificate of occupancy &/or redevelopment of the site

Utilities: Electric in place, city water & sewer available

Legal Ref.: Suffolk County 57061/285

Property Preview:
Wed., August 9 (11am-1pm)

JJ Manning
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 1616 • Ref 17-1738



Selling to the Highest Bidder, Regardless of Price

Formerly The Estate of Mary E. Norton

Terms of Sale: 10% certified deposit of which \$10,000 in cash, certified or bank check at auction & remainder by 4pm ET on Aug. 25, 2017. Balance at closing, no sooner than Nov. 6, 2017 due to seller tax considerations. 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 not to close prior to November 6, 2017 & 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 broker pre-registration requirements.

3 AUCTIONS: Thursday, January 28th each On-site



(Ref 10-1196)

10:30am

**594-602 Eastern Ave./Rt. 6
Fall River, MA**

6-unit residence with 12 bedrooms & 6 baths at corner of Horton St. near public transportation, within 1 mile of downtown.

RE Tax Assessment: \$314,200

Site Area: .075± ac.

Zoning: G-General Residence

Building: 4,308± sf. 3-story

Year Built: 1900, updates include vinyl siding & replacement windows

Each Unit: 702± sf. w/ living room, kitchen, 2-BR, 1-BA

Features: Full unfinished basement, open shed

Heat: Gas-fired space heat

Utilities: City water & sewer, electric, gas

Utility Meters: 7 ea., electric & gas

Parking: Small paved yard, street

Parcel ID: J-16-0114



(Ref 10-1197)

11:00am

**314-324 Broadway
Fall River, MA**

3-building mixed use property offering 9 residential & 1 retail unit. High visibility location near 57± acre JFK Memorial Park with partial views of the Braga bridge.

RE Tax Assessment: \$595,100

Site Area: .22± ac.

Zoning: A-2

Combined Bldg. Area: 10,251± sf.

Year Built: 1900, updates include vinyl siding

Retail: Front bldg. at street level, currently hair salon

Baths: 9.5

Heat: Gas

Utilities: City water & sewer, electric, gas

Parking: 9± spaces & street

Parcel ID: G-04-0023, k/a 310, 314 & 316 Broadway



(Ref 10-1198)

11:30am

**314 East Main Street
Fall River, MA**

Commercial/residential building f/k/a "Brickhouse Café" restaurant/bar. Rear entry through gated courtyard on Price Place for added convenience. Busy location less than 1 block off Globe St. near Father Kelly Park & Thomas Chew Field.

RE Tax Assessment: \$237,600

Site Area: .06± ac.

Zoning: BL-Limited Business

Building: 2,275± sf. brick ext.

Year Built: 1945

HVAC: Gas

Utilities: City water & sewer, electric, gas

Parking: Street

Parcel ID: G-13-0080



Terms of Sale: \$10,000 certified deposit per property must be presented at the auction in cash, certified or bank check. Balance in 21 days. Other terms, if any, announced at the sale.

Auctioneer's Disclaimer: All information from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Auction Block announcements take precedence over any printed material or other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.



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Property Information, Photos & More at:

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 4th at 2pm

**Bid Live
On-Site or
Online**

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Property Information, Photos, Plans & More at:

www.JJManning.com

or call 800.521.0111

North End Mixed-Use Income Property

8,200± sf. 5-Story Brick Building

1 Commercial & 7 Residential Units

Near Hanover St. Intersection & Public Transit



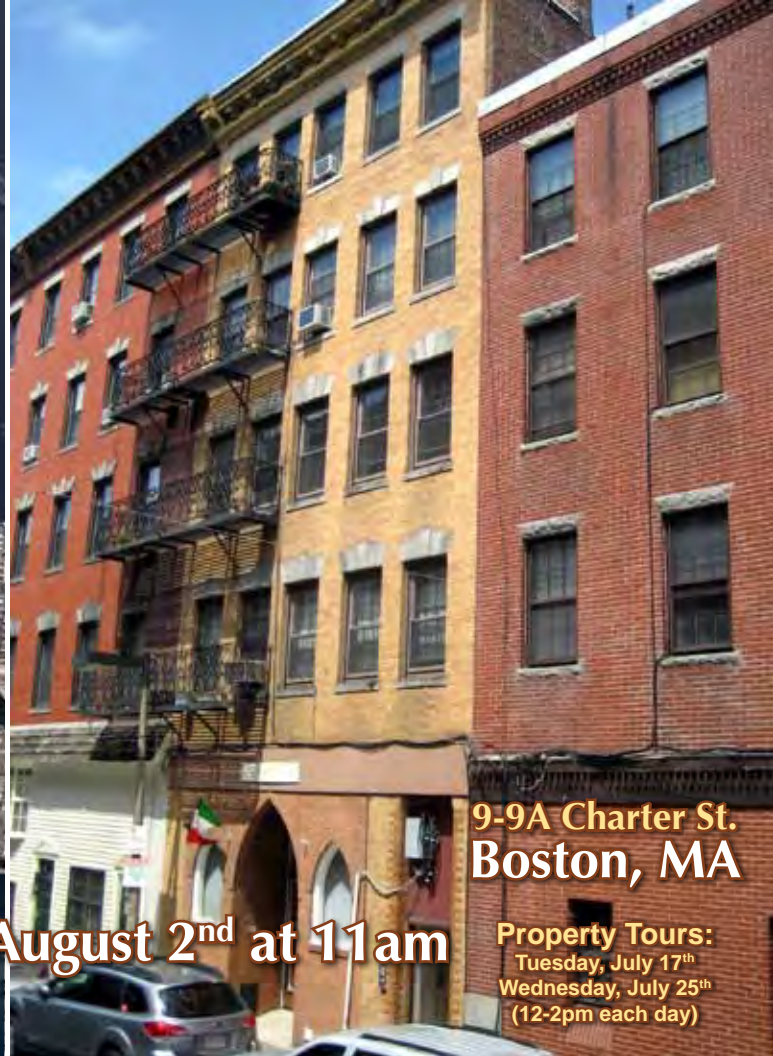
On Behalf of the Ownership

ABSOLUTE AUCTION: Thursday, August 2nd at 11am

Selling to the Highest Bidder, Regardless of Price

Bid Live On-Site or Online

Aerial image purchased from Pictometry.com



**9-9A Charter St.
Boston, MA**

Property Tours:

Tuesday, July 17th

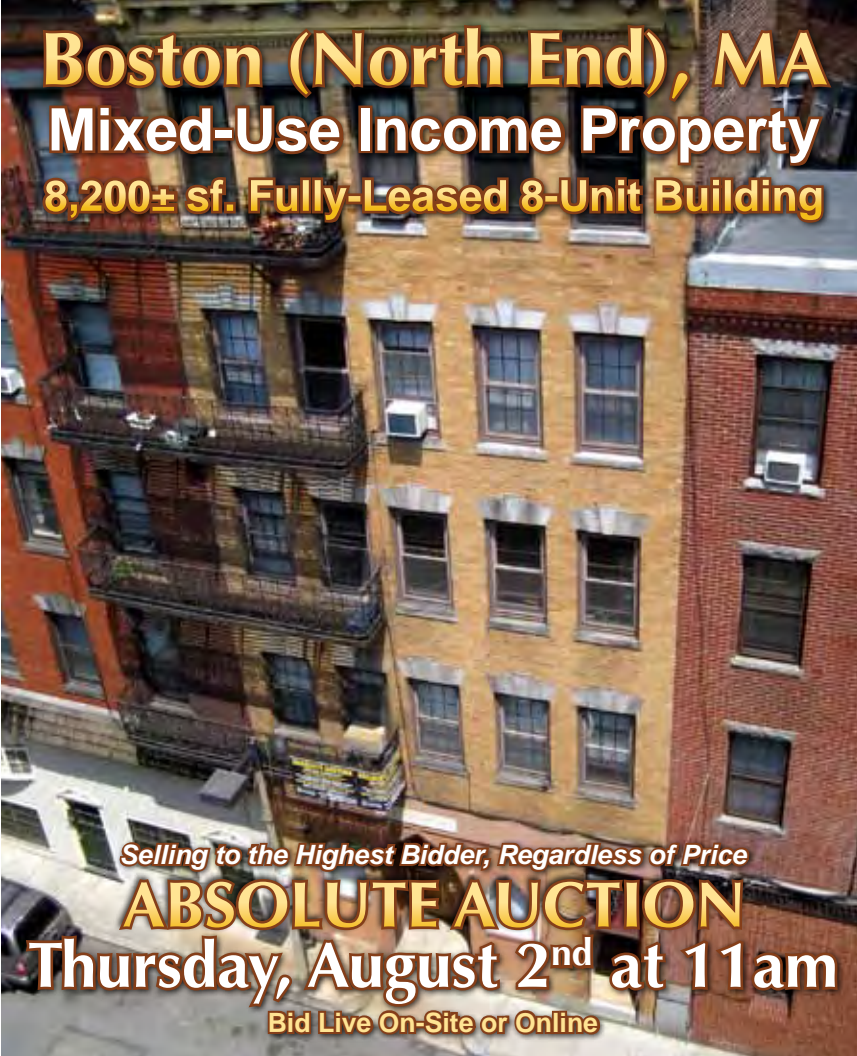
Wednesday, July 25th

(12-2pm each day)

Boston (North End), MA

Mixed-Use Income Property

8,200± sf. Fully-Leased 8-Unit Building



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Thursday, August 2nd at 11am

Bid Live On-Site or Online

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800.521.0111

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

MA Lic 111
Bro 1441
Ref 12-1433



This distinctive c. 1900 5-story yellow brick walk-up is close to the intersection with Hanover St. in the North End, one of Boston's most desirable neighborhoods characterized by increasing rental rates and low vacancies. Near fine dining, shopping, the financial district, Govt. Center, TD Garden, Rose Kennedy Greenway, Faneuil Hall, and the waterfront. Prime commuter area, just a 10 min. ride to Mass. General Hospital by public transit, with easy access to I-93 & I-90/MA Pike.

Selling to the Highest Bidder, Regardless of Price
ABSOLUTE AUCTION
Thursday, August 2nd at 11am
Bid Live On-Site or Online
Property Tours: Tuesday, July 17th & Wednesday, July 25th (12-2pm each day)



**9-9A Charter St.
Boston, MA**

Aerial image purchased from Pictometry.com

Compare To: 12 Parmenter St., Boston, MA, a 10,000± sf. 6-story mixed-use building with restaurant & 6 apartments sold at auction in November of 2010 for \$4,455,000 (\$445/sf.)

Income: Fully leased as of 8/1, see Property Info. Package for rent role & leases

Site Area: 1,344± sf.

Frontage: 24± ft.

Zoning: RC – Mixed Residential Commercial

Building Area: 8,183± sf. per Tax Assessor

Gross Finished Area: 7,941± sf. per Tax Assessor

Total Units: 8 (1) commercial & (7) 1-BR, 1-BA apartments

Renovations: See Property Info. Package

Flat Roof: Walk-out from common stair with panoramic city views

Features: Distinctive "chapel" entry with Gothic arch windows, 10± ft. ceilings, wood paneling, and recent tile on the 1st floor; full finished basement apartment with similar finish to commercial

Basement: 1 apartment with new electric

1st Floor: Commercial with 2 restrooms

Main 2nd-5th Floor: 4 apartments (1 each floor)

Rear of 2nd & 3rd Floors: 2 studio apartments, renovated in 2008

Heat: Gas & electric

Water & Sewer: City

Balcony/Fire Escape: Connects to 11 Charter St.

Fire Alarm: Hard-wired addressable system, signals to Fire Dept.

Legal Ref.: Suffolk County 7586/154 & 3626/37

Deeded Parking: None

RE Taxes (2012): \$14,915.46

Parcel ID: 0302061000

Terms of Sale: 10% deposit of which \$75,000.00 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check within 3 business days. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms & Buyer's Broker Terms:

Up to 2% Buyers Broker Commission Offered.

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

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.



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Property Info, Photos & More at:

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Nantucket Retail/Residential Complex

24,500± sf. GLA in 7 Mixed-Use Buildings

Built in 2007-2008 on an 8-Parcel Site Totaling 1.41± Acres
k/a "Candlewick Corner" ~ To be Sold in the Entirety

Map-Lot	Address	Lot Size	Gross Living Area	BR	BA
68-968	118 Old South Rd.	0.19± ac.	2,620± sf.	6	3.0
68-969	124 Old South Rd.	0.18± ac.	0± sf.	0	0.0
69-273	126 Old South Rd.	0.17± ac.	3,100± sf.	4	3.5
69-274	128 Old South Rd.	0.17± ac.	3,066± sf.	4	3.5
68-966	1 Wampanoag Way	0.18± ac.	4,100± sf.	6	5.0
68-967	3 Hanabea Ln.	0.17± ac.	4,090± sf.	4	4.0
69-271	5 Hanabea Ln.	0.18± ac.	3,830± sf.	4	4.0
69-272	7 Hanabea Ln.	0.17± ac.	3,750± sf.	4	4.0
TOTALS		1.41	24,556± sf.	32	27

Per Tax Assessor

Boundaries approximate.
Aerial purchased from Pictometry.com

118-128 Old South Rd.
1 Wampanoag Way,
3-7 Hanabea Ln.

Nantucket, MA

Mortgagee's Foreclosure/Secured Party
AUCTION: Tuesday, January 15th at 12pm

Auction Location: 124 Old South Rd. (Vacant Parcel)

Zoning: RC2

Frontage: 312± ft. each Old South Rd. & Hanabea Ln., 210± ft. Wampanoag Way

Paved Parking: 80± spaces

FEMA Flood Zone: C, non-hazard (Map 2502300009D 7/2/92)

Buildings: (7) 2 to 3-story wood frame buildings with cedar siding, asphalt shingle roof, aluminum frame thermal windows, open porches, poured concrete foundation or slab with 1 building per tax parcel except for 124 Old South Rd.

Usage Breakout: Approximately 37% retail & 63% residential

Terms of Sale: 10% certified deposit of which \$100,000 in cash, certified or bank check at auction & remainder within 3 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.

1st Floor: Commercial with office & retail, 118 Old South Rd. built out for small restaurant

2nd Floor: Apartments with living room, kitchen, bedrooms & full bath

3rd Floor: Some units have an upper floor with a bedroom, den & bath

Basement: 5 with full unfinished basements, 118 Old South Rd. with a full partially finished basement, 3 Hanabea Ln. on a slab

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

Site Utilities: Town water & sewer, electric, gas

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Property Information & Full Terms at:

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



MA Co Lic 3184 • Bro 1462 • Ref 13-1472



Residential Income Property

In Swifts Beach Area on Buzzards Bay

Mortgagee's Foreclosure

AUCTION: Tuesday, March 4th at 11am On-site



(3) 1-Bedroom, 1-Bath Rental Cottages

To be Sold in the Entirety

Parcel ID: 50A-54-A
Plan Ref.: Plymouth County 37/880 (Lot 3)
Site Area: .15± ac. (6,386± sf.)
Zoning: R30
Frontage: Use of 10± ft. access easement over paved drive
Complex: Part of picket fenced 6 residence area
FEMA Flood Map: 25023C0576J (7/17/12)

Design: (3) detached 1-story 1-BR/1-BA cottages each with vinyl siding, insulated windows, asphalt shingle roof, crawl space, concrete block foundation
Year Built: 1940
Building 1: 336± sf. with 54± sf. enclosed porch
Building 2: 357± sf. with 70± sf. enclosed porch
Building 3: 418± sf.
Water & Sewer: Town

Terms of Sale: \$5,000 in cash, certified or bank check at the auction. Balance in 45 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.

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



MA Co Lic 3184 • Bro 1502 • Ref 14-1537



Mortgagee's Foreclosures

2 AUCTIONS: Friday, January 28th On-Site

Boston & East Boston, MA

Multi-Family Residential Income Property



140 Callender Street

10:00am

140 Callender St., Boston, MA

Auc. Ref. #11-1302

3-Story, 6± Unit Multi-Family Home

Located near schools & Harambee Park

RE Tax Assessment (2010): \$407,500

Parcel ID: 1403034000

Deed Ref.: Suffolk County 29696/015

District: Dorchester

Lot Size: 5,435± sf.

11:00am

33 Chelsea St., East Boston, MA

Auc. Ref. #11-1303

4-Story, 6± Unit Multi-Family Brick Row House

Centrally located across from the Emmons St. intersection

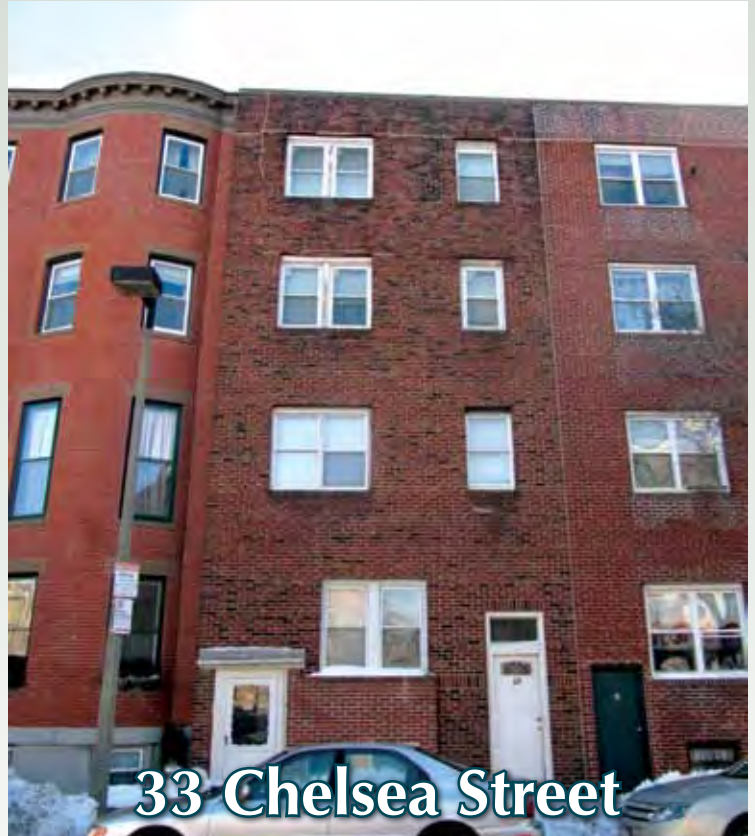
Near shops, playground, E. Boston Greenway & public transportation

RE Tax Assessment (2010): \$490,000

Parcel ID: 0103884000

Deed Ref.: Suffolk County 30401/182

Lot Size: 1,633± sf.



33 Chelsea Street

Terms of Sale: \$20,000 deposit **Per Property** in certified or bank check at auction. 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 & 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 & Full Terms at:

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



MA Lic 111 • Bro 1379 • Ref 11-1302



ABSOLUTE AUCTION

1,458± sf. 3 BR Cape with Detached Garage on .32± Acres
672± sf. & 786± sf. 2 BR Ranches on .33± Acres
33 & 27-29 Pleasant St., W. Dennis (Cape Cod), MA

Selling as 2 Individual Parcels or in the Entirety to the Highest Bidder(s), Regardless of Price



33 Pleasant St.



27 Pleasant St.



29 Pleasant St.

AUCTION: Thursday, July 21 at 11am On-Site

3 year-round homes in the Kelley's Pond neighborhood, close to Bass River & .25± miles from W. Dennis Beach. All have been partially gutted with some renovations in process, presenting the opportunity for the new owner to customize to their taste. Both properties are to be sold as is with the buyer to be responsible for the completion of any work required for occupancy of the current structures if retained.

RE Tax Assessment : \$568,500
in entirety, open building permit status

Combined Site Area: .65± acres

Zoning: R-40

Septic: 2 private systems, 1 per parcel
installed as Title 5 in 2003

Water: Town

33 Pleasant St.

RE Tax Assessment: \$272,000

Parcel ID: 29-58-0

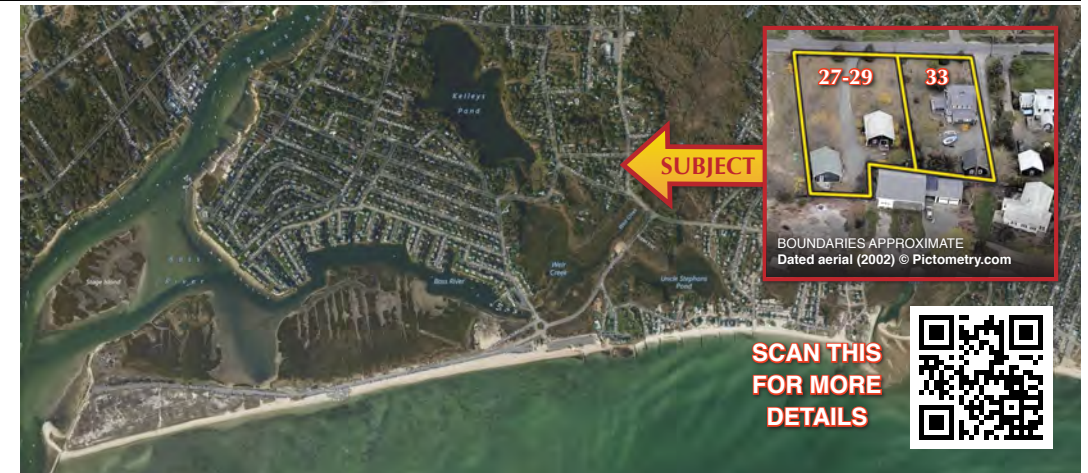
Site: .32± acres with paved driveway

House: 1,458± sf. 1.75-story 3 BR, 1.5 BA Cape built in 1950 with 1-story additions on side & back built in 2001, hardwood floors, fireplace, replacement windows on 2nd floor & full unfinished basement

Garage: Detached, 1 car with extra storage

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.



27-29 Pleasant St.

RE Tax Assessment: \$296,500

Parcel ID: 29-45-0

Site Area: .33± acres with a shared paved driveway

27 Pleasant: 672± sf. 1-story 2 BR, 1 BA ranch built in 1925 with 120± sf. enclosed porch, back deck, replacement windows, remodeled bath, partially installed new kitchen cabinets, high crawl space basement

29 Pleasant: 786± sf. 1-story 2 BR, 1 BA ranch built in 1925 with a 120± sf. enclosed porch, 2 decks, replacement windows, partially installed new kitchen cabinets, high crawl space basement & partially completed breezeway/2-car garage addition started in 2003

Terms of Sale: 10% certified deposit of which **\$30,000 in the Entirety** or **\$15,000 per Parcel** in cash, certified or bank check at the auction with the remainder by 4pm ET on Monday, 7/25/16. 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.

Open House:
Wednesday, July 13 (11am-1pm)

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

www.JJManning.com

800.521.0111

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



MA Co Lic 3184 • Bro 1588 • Ref 16-1689/90





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