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AUCTIONEERS

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



REF 19-1827
BRO 1674
MA AUC LIC 3184
MA BROKER LIC 5850

Open House: Tuesday, August 13 (11am to 1pm)

AUCTION NORTH END BRICK ROW HOUSE

2,787± sf. 3.5-Story with Full Basement
1,116± sf. Lot off Historic North Square
Vertical & Horizontal Expansion Potential

Tuesday, August 20 at 11am On-Site



NORTH END BRICK ROW HOUSE

2 Garden Court St., Boston, MA

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Immediate Occupancy & Expansion Potential

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Rare Opportunity to Own an Entire 1890's Home in One Family for 100+ Years

This 2,787± sf. 3.5-story end row house sits on a rise next to Rose Fitzgerald Kennedy's birthplace home, separated by an alley from Mamma Maria restaurant on historic North Square in the heart of the North End surrounded by restaurants, shops & attractions such as the world-famous Paul Revere House. Convenient to highways, airport & public transportation, the North End fronts on Boston Harbor & connects to downtown by a greenway park system.

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Terms of Sale: 10% deposit of which \$100,000 must be presented by certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Thursday, August 22, 2019. 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.

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.

The 1,116± sf. site, 600± sf. full unfinished basement with 7+ ft. ceilings, dormered roof story, 1-story addition with enclosure area in back offer potential for horizontal & vertical expansion for this owner-occupied property which is selling vacant for immediate use.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com, mandatory broker preregistration 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.

Listed as 3-Unit by the City, currently only the 1st floor is configured as separate 660± sf. 1-BR, 1-BA unit #2A in former bakery then Italian social club space.

Parcel ID: 03-03203-000

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

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