

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



BOUNDARIES APPROXIMATE © Pictometry.com

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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— AUCTIONEERS —

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

JJManning.com

800.521.0111

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



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