

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.

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.

JJManning
 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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 Brochure 1810 • Ref 24-2077