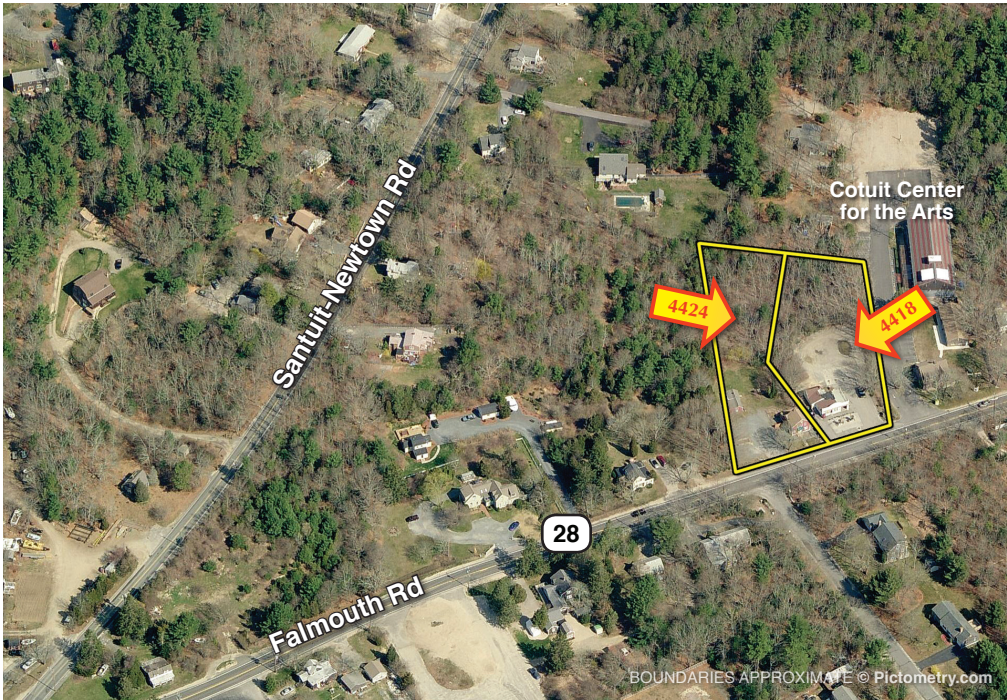


ABUTTING PROPERTIES - GAS STATION and FORMER BAKERY .81± & .77± Acres in High Traffic Area on Cape Cod 4418 & 4424 Falmouth Rd./Rt. 28, Cotuit (Barnstable), MA



4418 Rt. 28

(Auc. Ref. 17-1744)

To be Offered Individually
& in the Entirety



4424 Rt. 28

(Auc. Ref. 17-1745)

AUCTIONS: Wednesday, October 18 at 11am On-site

Avg. Daily Traffic: 21,000± annual & 27,000± summer per 2016 CC Commission counts

Zoning: RF – Residence F, WP – Well Head Protection Overlay

Sewer: Private Title 5 septic

Water: Town

4418 Rt. 28

Gas/Service Station [Last Citgo]

Last List: \$695,000

Parcel ID: 024-021

Site: .81± acres, large asphalt paved area with 2 gas pump islands on a concrete pad surrounds station with separate diesel pump to the side & woods behind

Design: 1,352± sf. 1-story gas/service station built c. 1940 on concrete slab

USTS: 4 double-wall stainless steel with cathodic protection (3) 8,000 gal. gas, (1) 4,000 gal. diesel

MA DEP Facility ID: 379 "Santuit Oil Co #1" in 21J site, see Property Info. Package (PIP) for inspection

4424 Rt. 28

2-Story Building

Prior Uses: Former bakery, bait & tackle, 2-bedroom apartment

Last List: \$219,000

Parcel ID: 024-020

Site: .77± acres with paved parking, lawn surrounding detached 1,024± sf. 1-story former shop & woods behind

Design: 2,113± sf. GBA (1,488± sf. GLA) 2-story timber frame building built c. 1800 with 625± sf. unfinished basement & small 1-story rear section

*On busy Rt. 28 a half mile east of Rt. 130.
Adjoining parcels offer potential for redevelopment, gas/service station with owner occupation, etc.*

*Station abuts Cotuit Center for the Arts hosting more than 35,000 visitors yearly.
Close to Cahoon Museum, shops, restaurants & more.*

Property Tours:

Wed., October 11 (11am-1pm)

JJManning

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 1619 • Ref 17-1744/5



Terms of Sale: 10% certified deposit of which **\$20,000 for #4418, \$10,000 for #4424, or \$30,000 in the Entirety** in cash, certified or bank check at auction & remainder by 4pm ET on Friday, 10/20/17. 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.

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.