

CITY-OWNED PROPERTY IN NASHUA, NH  
**AT ABSOLUTE AUCTION**

**TWO-BEDROOM CAPE ON 0.124± ACRE LOT**

**FRIDAY, AUGUST 18 AT 4:00 PM  
21 FAIRMOUNT STREET, NASHUA, NH**



*Great opportunity for investor,  
builder, abutter, end user, or someone  
just looking for a good deal!*



**ID #17-222** • We have been retained by the City of Nashua to sell at **ABSOLUTE AUCTION** (*No minimum! No reserve!*) this residential property which was initially part of the Broad Street Parkway Project, but is no longer needed • Cape style home located on a 0.124± acre lot just minutes to Downtown and the Everett Turnpike • 1½ story home built in 1935 includes 1,244± SF GLA, 5 RMS, 2 BR, 1½ BA, and a full unfinished basement • Detached 2-car garage, fireplaced living room, hardwood floors on 2nd floor, and gas-fired steam heat • All public utilities • Tax Map 62, Lot 162. Assessed value: \$156,700. 2016 taxes: \$3,928.

**Preview:** Day of sale from 3:00 PM. **Terms:** \$5,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the City of Nashua at time of sale, balance due within 30 days. Conveyance by Quit-claim Deed. **Sold in "AS IS, WHERE IS" condition.** Other terms may be announced at time of sale.

**8.5% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING**

All information herein is believed but not warranted to be correct. All interested parties are advised to make independent investigation of all matters they deem relevant.

**FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE**

**James R. St. Jean**  
**A U C T I O N E E R S**

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**603-734-4348 ■ [www.jsjauctions.com](http://www.jsjauctions.com)**

