

(3) TAX DEEDED PROPERTIES IN MANCHESTER, NH AT PUBLIC AUCTION



COMMERCIAL BUILDING, 2-FAMILY HOME & SINGLE FAMILY HOME

THURSDAY, MAY 23 BEGINNING AT 3:00 PM

— EACH PROPERTY TO BE SOLD FROM ITS RESPECTIVE ADDRESS—



SALE 1 @ 3:00 PM

150 SPRUCE STREET (Tax Map 54, Lot 20)

ID #19-167 • Commercial retail building located on a 0.11± acre lot in R3, Urban Multifamily District zone within walking distance to Downtown Manchester • One-story building constructed in 1967 features 3,671± SF GBA, one-bedroom apartment, radiant/oil heat, and

cinder block/brick exterior • Served by city water and sewer • Assessed value: \$201,700. 2018 taxes: \$4,777. Deposit \$5,000.

SALE 2 @ 3:45 PM

477 CENTRAL STREET (Tax Map 188, Lot 9)

ID #19-168 • C. 1900 Two-Family home on an R2, Residential Two-Family zoned 0.13± acre lot in East Manchester • 1.75-story home contains 2,203± SF GLA, 9 rooms, 4 bedrooms, 1½ baths, and full basement • Fenced in back yard, open porch, vinyl siding, and FHW/oil heat • Served by city water and sewer • Assessed value: \$165,800. 2018 taxes: \$3,927. Deposit \$5,000.



SALE 3 @ 4:30 PM

576 LINCOLN STREET (Tax Map 411, Lot 12)

ID #19-169 • Single family home built in 1911 sitting on a 0.08± acre lot • Two-story home contains 1,452± SF GLA, 4 bedrooms, 2 baths, and full unfinished basement • Detached garage, open side porch, and FHW/oil heat • Served by city water and sewer • Assessed value: \$157,000. 2018 taxes: \$3,718. Deposit \$5,000.

PREVIEW: By appointment with auctioneer.

TERMS: \$5,000 deposit for each property by cash, certified check, or bank check at time of sale, additional deposit to increase total deposit to 10% of bid price due within 5 business days, balance of purchase due within 45 days from the sale date. Conveyance by deed without covenants or warranties. Sales are subject to City confirmation. The City of Manchester reserves the right to reject any and all bids. All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

10% 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 do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.

PHOTOS, BROCHURE, & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE.

James R. St. Jean
AUCTIONEERS

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