

# PUBLIC AUCTION

## Town Owned Property

### *Former Fire Station*

**FRIDAY, OCTOBER 29 AT 4:00 PM**



*104 Route 3 North, Carroll, NH*

*~ Sale to be held on site ~*

**ID#21-171.** We have been retained by the Town of Carroll to sell at PUBLIC AUCTION, this former fire station w/ offices building • Residential-Business zoned property located on a 0.52± acre lot built in 1935, renovated in 2007 includes 4,612± SF GBA, add'l 1,248 SF of storage area space • Metal roof, 5 overhead doors, generator, sheds to rear, paved parking lot, mezzanine, 2 half baths & 2-FHA/oil furnaces with 2 oil tanks • Served by town water & private septic • Tax Map 206, Lot 23. Assessed Value: \$241,640. 2020 Taxes: \$5,135.



**Preview:** Day of sale from 3:00 PM or by appointment with auctioneer.

### **10% BUYER'S PREMIUM DUE AT CLOSING**

**TERMS:** \$10,000 deposit by cash, certified check, bank treasurer's check or other payment acceptable to the Town of Carroll at time of sale, balance due within 30 days. **SALE IS SUBJECT TO TOWN CONFIRMATION. THE TOWN OF CARROLL RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.** Conveyance by deed without covenants. Property sold "as is, where is" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

**Auctioneers Note:** *Deed restrictions apply, see bidders packet for complete details.*

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

**ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE**



**JSJ Auctions**  
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