

PUBLIC AUCTION

(3) TAX-DEEDED PROPERTIES IN MANCHESTER, NH



Single Family Home, 1-BR condo & Vacant Lot

Saturday, July 15, 2023 @ 10:00 AM (Registration from 9:00 AM)

ID#23-153 · We have been retained by the City of Manchester at PUBLIC AUCTION these (3) town-owned properties. Great opportunity for first time buyers or investors.

Sale to be held at: CITY HALL ANNEX 1 City Hall Plaza, Manchester, NH

SALE #1: 1080 MONTGOMERY STREET(Tax Map 603, Lot 8)



Two story Colonial style home located on a .19± acre lot built in 1970. Features 3,093± SF GLA, 10 RMS, 4 BR, 3 BA, finished basement, fireplace, 3-car attached garage, vinyl siding, in-ground pool, detached shed, FHW/oil heat · Served by city water and sewer · Assessed Value: \$487,700. 2022 Taxes: \$8,896. PREVIEW: Property is occupied, drive-by only. **DEPOSIT: \$15,000.** Auctioneers Note: **BUYER Is Solely Responsible For The Removal Of Any Tenants And The Disposition Of Any Personal Property On The Premises.**

SALE #2: 65 LOG STREET, UNIT #3C (Tax Map 321, Lot 137)



Third floor garden style condo features 624± SF GLA with 4 RMS, 1 BR, 1 BA, fully appliance kitchen, on-site parking, FHW/gas heat, served by city water & sewer · Amenities include outdoor pool, picnic area, children's play area and more · Monthly HOA dues: \$382. Assessed Value: \$108,500. 2022 Taxes: \$1,979. **PREVIEW:** Friday, July 7 11am-1pm and by appt. with auctioneer. **DEPOSIT: \$10,000**

SALE #3: 250 DUNBAR STREET (Tax Map 442, Lot 14)

Sale features two recently merged vacant riverfront lots (Map 442, Lots 13 & 14) now totaling 0.12± acres · Lot has 69± feet of road frontage and 55± FF along the Merrimack River · City water and sewer available · Assessed Value: \$95,600. 2022 Taxes: \$1,744. **PREVIEW:** Lot marked, drive-by recommended. **DEPOSIT: \$5,000**

10% BUYER'S PREMIUM DUE AT CLOSING

All properties will be sold with reserve, subject to confirmation by the City of Manchester. The city reserves the right to reject any and all bids.

TERMS: All deposits are non-refundable and must be presented in the form of cash or bank/certified check at registration.

NO PERSONAL CHECKS. Balance of purchase price along with buyer's premium due within 45 days from sale. 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.

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.

PLOT PLANS, PHOTOS, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE



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