

PUBLIC AUCTION



TAX-DEEDED PROPERTIES IN NASHUA, NH

TWO-FAMILY HOME · INDUSTRIAL WAREHOUSE & SINGLE FAMILY HOMES

Saturday, October 7, 2023 @ 10:00 AM

(Registration from 9:00 AM)

Sale to be held at: **NASHUA CITY HALL, 229 Main Street, Nashua, NH**

ID#23-191 · We have been retained by the City of Nashua to sell at PUBLIC AUCTION these (5) town-owned properties. Great opportunity for investors, builders, or abutters.

Sale #1:

115-117 West Hollis Street (Tax Map 85, Lot 15)



Two-Family duplex style home located on a 0.28± acre lot close to downtown. 1900 built home offers 2,736± SF GLA, 8 RMS, 4 BR, 2 ½ BA. Features include screened porch, aluminum siding, unfinished basement, detached 4-stall garage,

ample off street parking, and FHW/Gas Heat. Served by public water & sewer. Assessed Value: \$443,600. 2022 Taxes: \$8,016. **DEPOSIT: \$10,000**

Sale #2:

TWO ABUTTING PROPERTIES
17 Jackson Street (Tax Map 39, Lot 27)
L Bridge Street (Tax Map 39, Lot 34)

Lots will be sold together



17 Jackson St – 1900 built warehouse w/ 23,015± of finished area are located on an Industrial Warehouse zoned 0.8± acre gated lot close to downtown along the Nashua River & rail bed. Building is in poor condition. Features include brick masonry exterior, two dock height overhead doors, loading dock, and gas heat. Served by public water and sewer.
L Bridge St – Vacant 0.24± acre lot that abuts 17 Jackson Street. Lot is zoned as Industrial Land and is located on the rail bed close to downtown Nashua. Total Assessed Value: \$477,400. 2022 Taxes: \$8,627. **DEPOSIT: \$10,000**

Sale #3:

19 New Searles Road (Tax Map B, Lot 620)



Vacant Raised Ranch style home with fire damage located on a 0.28± acre corner lot. 1962 built home offers 1,299± SF GLA, 5 RMS, 3 BRS, and 1 BA. Features include vinyl siding, 1-car under garage, rear deck unfinished basement, and FHA/Gas Heat. Served by public water & sewer. Assessed Value: \$132,600. 2022 Taxes: \$2,396. **DEPOSIT: \$10,000**

Sale #4: 14 Meadow Lane (Tax Map D, Lot 139-1974-14)



Manufactured home located in the River Pines Community close to Rt. 3. 1969 built home offers 848± SF GLA, 5 RMS, 2 BRS, and 1 BA. Features include vinyl siding, side deck, screened porch, large backyard, detached shed and FHA/gas heat. Auctioneers Note: Prospective purchasers and members of their household must meet all criteria established by the Community Management in order to qualify as Residents. Assessed Value: \$74,400. 2022 Taxes: \$1,344. **DEPOSIT: \$5,000**

10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEWS: Lots are marked and drive-by assessments are recommended. **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 30 days from sale. Sales are subject to City of Nashua confirmation. The City of Nashua reserves the right to reject any and all bids. All properties sold **"AS IS, WHERE IS"** subject to all matters of record and all outstanding liens, if any. Conveyance by Deed without Covenants. 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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