

ABSOLUTE AUCTION ABOVE \$100,000

2 Historic Mill Buildings on 1.74± Acres
28-30 Mason Street, Coventry, CT
Proposed 35-40 Unit Multi-Family



Thursday, July 16 at 12pm On-site

In the popular Wangumbaug Lake a/k/a Coventry Lake area, just 2 lots off Main St/Rt 31.
3.4± miles to the Nathan Hale Homestead which hosts 80,000 visitors annually.
4.5± miles to UCONN & 6± miles to Eastern CT State University. Easy access to I-6, I-44 & Rt. 32.

**** Eligible for State & Federal Tax Credits ****

28 Mason Street

- Parcel ID: 44//178
- 10,074± sf, 2-Story Mill Building on 0.74± ac.
- **Utilities:** Septic, Public Water & Sewer
- **Year Built:** 1870
- **Zoning:** VC
- **County:** Tolland

30 Mason Street

- Parcel ID: 44//167
- 30,760± sf, 3-Story Mill Building on 1± ac.
- **Utilities:** Public Water & Sewer
- **Year Built:** 1800
- **Zoning:** VC
- **County:** Tolland

Property Tour: Thursday, July 9 (12pm-2pm)

Terms of Sale:

10% certified deposit of which \$10,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, July 17, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning

— AUCTIONEERS —

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Property Info, Broker Reg & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



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