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## Natick condos up for auction

By [Charlie Breitrose/Daily News staff](#)

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NATICK — In an effort to spark interest and sell condominiums at the 20 South Ave. building in Natick Center, a real estate firm will auction 13 units next month.

Flynn/Boston Realty Advisors will run the auction on Nov. 19, and those interested in bidding must attend one of the open houses scheduled in the weeks leading up to the auction.

This is the second such auction of condominiums in Natick this fall. The Nouvelle at Natick complex sold 42 units on Oct. 4.

Jeremy Freid, principal partner at Flynn/BRA, said he hopes the auction will attract buyers, which is not an easy thing to do these days.

"Overall, the economy is dealing with an issue where, with all the unknowns in this marketplace, results in buyers having no incentive to act," Freid said.

"We provide a transparent platform from which buyers can show up on an auction day, after doing their due diligence, bid and feel comfortable about buying a piece of real estate in this type of economy."

The units in the 24-unit building range in size from 1,596 square feet to 2,051 square feet. They include kitchens with stainless steel and granite features, gas fireplaces, over-sized tubs, glass showers and balconies. The building has deeded garage parking spaces, storage and a fitness studio.

During the auction, 11 units will be sold with the possibility of a \$3,000 buy-back fee - paid to compensate the high bidder if the seller does not accept the bid price - and the remaining two units will be sold, regardless of price.

Freid said he thinks both the seller and buyers will come out ahead after the auction.

"I think it's a great deal for all parties involved," Freid said. "The builder getting a great deal. Instead of developer trying to grind every buyer in intense negotiations, they are willing to give a little discount on the units to do it in a high (sales) volume setting."

Open houses will be held Tuesday, Nov. 3, at noon, Sunday, Nov. 8, at noon, Sunday, Nov. 15, at noon, and Wednesday, Nov. 18, at 6 p.m. The auction will take place on the property.

For more information see Flynn/BRA's Web site, [flynnbra.com](http://flynnbra.com), or call 866-404-7586.

*(Charlie Breitrose can be reached at 508-626-3964 or [cbreitro@cnc.com](mailto:cbreitro@cnc.com).)*

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