

# FRIDAY, FEBRUARY 22<sup>ND</sup> AT 11:00 A.M.

## 57 PLAIN STREET, CLINTON, MASSACHUSETTS

MORTGAGEE'S SALE OF REAL ESTATE BY

### PUBLIC AUCTION

★ VALUABLE COMMERCIAL PROPERTY ★

±53,800 S/F SINGLE STORY  
INDUSTRIAL BUILDING

WITH (4) PARCELS OF LAND

*"CLOSE PROXIMITY TO I-495"*

#### Features:

- Single Story Industrial Building • ±¾ Acres of Land •
  - Total of ±53,800 S/F w/ ±43,800 Industrial & ±11,000 Office •
  - City Water & Sewer • Steel & Masonry Construction • Zoned: Commercial •
  - Paved Parking for ±50 Vehicles • (3) Overhead Doors • Flat Membrane Roof •
- 
- Parcel #1 - ±32,558 S/F, ID # 2364 • Parcel #2 - ±36,292 S/F, ID # 2365 •
  - Parcel #3 - ±21,490 S/F, ID # 2366 • Parcel #4 - ±23,282 S/F, ID # 2367 •

**Terms of Sale:** \$15,000.00 Deposit Cash or Certified Funds  
Deposit to be Increased to 10% of Purchase Price Within 5 Business Days.  
5% Buyers Premium Applies.

Additional Terms to be Announced at Time of Sale.



FRONT VIEW



SIDE VIEW



PARKING LOT

Sale Per Order of Mortgagee  
Attorney Nyles L. Courchesne  
of the firm of Peskin, Courchesne & Allen, P.C.  
101 State Street, Springfield, MA  
Attorneys for Mortgagee

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
(413) 733-5238 (Fax) 731-5946

MA Auc. Lic. #161 • Est. 1932 • PA Auc. Lic. #AY000241L  
Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc.  
P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

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• CLINTON, MASSACHUSETTS •

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**INDUSTRIAL BUILDING**

WITH **(4) PARCELS OF LAND**

*"CLOSE PROXIMITY TO I-495"*

**57 PLAIN STREET  
CLINTON, MASSACHUSETTS**

To be sold on the Premises

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Springfield, MA 01103

RETURN SERVICE REQUESTED

Presorted  
First Class Mail  
U.S. POSTAGE  
PAID  
Permit No. 12  
Springfield, MA

**2% BROKER INCENTIVE OFFERED!!!**

**SEND for BIDDERS INFORMATIONAL PACKAGE  
or Visit our Website at [WWW.POSNIK.COM](http://WWW.POSNIK.COM)**

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