

MORTGAGEE'S SALE OF REAL ESTATE BY

2% BROKER INCENTIVE OFFERED!!!

Call Auction Office for Details

PUBLIC AUCTION

SEND for BIDDERS INFORMATIONAL PACKAGE
or Visit our Website at WWW.POSNIK.COM

MORTGAGEE'S SALE OF REAL ESTATE • FRIDAY APRIL 26TH AT 11:00 A.M.

1312 MEMORIAL AVENUE WEST SPRINGFIELD, MASSACHUSETTS

★ ACROSS FROM THE MAIN ENTRANCE OF THE EASTERN STATES EXPOSITION ★

- SINGLE STORY BRICK COMMERCIAL BUILDING • ±2,030 S/F OF BUILDING AREA •
- (2) GAS/ELECTRIC HVAC UNITS • 200 AMP ELECTRICAL SERVICE •
- PAVED PARKING FOR ±10 VEHICLES • TILE FLOORING & DROP TILE CEILING •
- (½) BATHROOM • FLAT RUBBER MEMBRANE ROOF • PARTIAL BASEMENT •
- ±90 FT. OF FRONTAGE ON MEMORIAL AVENUE •
- ±90 FT. OF FRONTAGE ON EXPOSITION TERRACE •
- ZONED: BUSINESS A • ASSESSOR'S MAP 124, BLOCK 2 AS LOT 45 •
- USES: RETAIL, AUTOMOTIVE, OFFICE, RESTAURANTS • PUBLIC WATER & SEWER •



SIDE VIEW FROM EXPOSITION TERRACE



FRONT VIEW FROM MEMORIAL AVENUE



PARKING LOT

TERMS OF SALE

REAL ESTATE: \$10,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.
DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.

5% BUYERS PREMIUM APPLIES.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

INSPECTION: MORNING OF SALE - 8:30 A.M. TO 11:00 A.M. & UPON REQUEST

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

ATTORNEY GARY WEINER
OF THE FIRM OF WEINER & LANGE, P.C.
95 STATE STREET, SPRINGFIELD, MA
ATTORNEYS FOR MORTGAGEE

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

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

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PUBLIC AUCTION

★ LOCATION ★ LOCATION ★ LOCATION ★

• LAND • BUILDING •



**1312 MEMORIAL AVENUE
WEST SPRINGFIELD, MASSACHUSETTS**

TO BE SOLD ON THE PREMISES

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SALE PER ORDER OF MORTGAGEE

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83 State Street
Springfield, MA 01103

RETURN SERVICE REQUESTED

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

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