

1260 SUMNER AVENUE SPRINGFIELD, MASSACHUSETTS TUESDAY, JULY 26TH at 10:00 A.M.

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

★ LOCATION ★ LOCATION ★ LOCATION ★

2-STORY COMMERCIAL OFFICE BUILDING

"APPROX. 3 MILES TO ROUTE 91"

- 2-Story Commercial Office Building • $\pm\frac{1}{4}$ Acre of Land • $\pm 2,950$ S/F of Building Area •
- Vinyl Siding • Gas Heat & Air Conditioning • Paved Parking for ± 8 Vehicles •
- 200 Amp Electrical Service • Public Water & Sewer • Zoned: Business A •
- ± 100 Ft. of Frontage Along Sumner Avenue • ± 105 Ft. of Frontage Along Abbott Street •
- **First Floor:** $\pm 2,350$ S/F • Waiting/Reception Area • Open Work Area •
- Private Office • (1) Lavatory •
- **Second Floor:** ± 600 S/F • Break Room/Kitchenette • Carpet Floors •
- Lavatories, w/ Vinyl Floors • Conference Room •

Terms of Sale: \$10,000.⁰⁰ Deposit Cash or Certified Funds.
Deposit to be Increased to 10% of Purchase Price Within 3 Calendar Days.
5% Buyers Premium Applies.
Other Terms to be Announced at Time of Sale.



Sale Per Order of Mortgagee
Attorney Gary P. Shannon
of the firm of Doherty, Wallace, Pillsbury & Murphy, P.C.
1414 Main 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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• SPRINGFIELD, MASSACHUSETTS •

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2-STORY

COMMERCIAL OFFICE BUILDING

"APPROX. 3 MILES TO ROUTE 91"

1260 Sumner Avenue
SPRINGFIELD, MASSACHUSETTS

To be sold on the Premises

FRIDAY, JULY 26TH AT 10:00 A.M.

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of the firm of Doherty, Wallace, Pillsbury & Murphy, P.C.

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Visit our Website @ www.posnik.com
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Springfield, MA 01103

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Springfield, MA

2% BROKER INCENTIVE OFFERED!!!

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