

# PUBLIC AUCTION

• CHICOPEE, MASSACHUSETTS •

★ HIGHLY VISIBLE ★

(2) BUILDINGS / (1) PARCEL

ONE & TWO STORY INTERCONNECTED

## COMMERCIAL BUILDINGS

ON ±11,720 S/F OF LAND

"CLOSE PROXIMITY TO AMENITIES"

200 EXCHANGE STREET & 39-47 PERKINS STREET  
(A/K/A 196-200 EXCHANGE STREET & 41-49 PERKINS STREET)  
CHICOPEE, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

FRIDAY, DECEMBER 6<sup>TH</sup> AT 11:00 A.M.

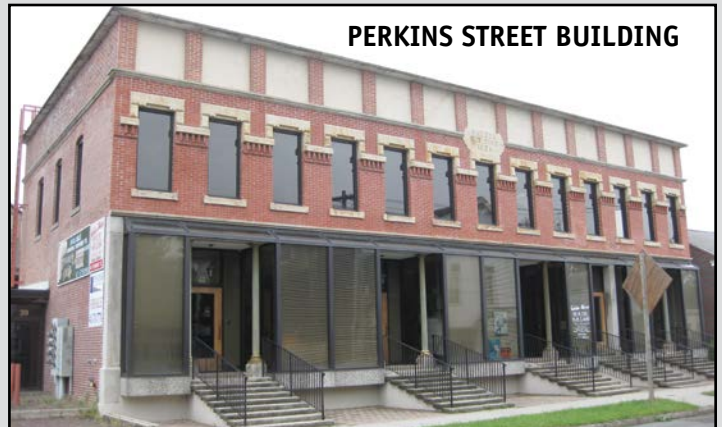
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EXCHANGE STREET BUILDING



PERKINS STREET BUILDING



- 200 Exchange Street:** Single Story Commercial Building •
- ±5,000 S/F of Land • ±3,455 S/F of Gross Building Area •
  - ±98 Ft. of Frontage on Exchange Street •
  - ±135 Ft. of Frontage on Perkins Street •
  - (2) Units Accessible via Central Hallway •
  - Vinyl, Tile & Wood Paneled & Block Walls •
  - Fluorescent Lighting • (2) Lavatories •
  - Full Unfinished Basement •
  - Gas Fired Forced Hot Air Heat •
  - One Curb Cut via Perkins Street •
  - Public Water & Sewer • Paved Parking for ±5 Vehicles •
  - Separate Electric Meter • Assessor's Map 96, Parcel 10 •

- 39-47 Perkins Street:** 2-Story Commercial Building •
- ±2,500 S/F of Net Rentable Area, w/ 3,000 S/F of Partially Finished Area • Building Contains (3) Units •
  - Wall to Wall Carpeting • Brick & Drywall Walls •
  - Recessed Strip Fluorescent Lighting • (3) Lavatories •
  - Display Windows & Wall Mounted Signage •
  - Small Office / Storage Room • Unfinished Basement, w/ Rough Plumbing for (2) Bathrooms & Laundry Room •
  - Roof Mounted Gas Fired Heating System •
  - Separate Metered for Gas & Electricity •
  - Fire Suppression System (First Floor) •
  - Public Water & Sewer • Assessor's Map 96, Parcel 10 •

**Terms of Sale:** \$10,000.<sup>00</sup> Deposit Cash, Certified Funds or Bank Check  
5% Buyers Premium Applies.  
Other Terms to be Announced at Time of Sale.

Sale Per Order of Mortgagee  
Attorney Peter W. Shrair  
OF THE FIRM OF Cooley Shrair, P.C.  
1380 Main Street, Springfield, MA  
Attorneys for Mortgagee

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

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Visit our Website @ [www.posnik.com](http://www.posnik.com)  
Toll Free 1-877-POSNIK-1 (767-6451)



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Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
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Aaron Posnik & Co., Inc.  
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EXCHANGE STREET BUILDING



PERKINS STREET BUILDING

• LOCATION • LOCATION • LOCATION •  
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INTERCONNECTED**

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