AUCTION

EASTHAMPTON, MASSACHUSETTS



±6,840 S/F MIXED-USE

COMMERCIAL/RESIDENTIAL REDEVELOPMENT BUILDING

"CLOSE PROXIMITY TO ALL AMENITIES"

1 Northampton Street **EASTHAMPTON, MASSACHUSETTS**

★ TO BE SOLD ON THE PREMISES ★

FRIDAY, SEPTEMBER 13TH AT 1:00 P.M.

PERMITTED USES: • Church or Religious Purpose • Childcare Facility • Public Park • Recreational Facility •

- Administration Building Library & Museum Convalescent Home Hospital Antique/Gift Shop •
- Pharmacy Bed & Breakfast Hotel Residential Housing Special Permits For Other Uses •





Sale Per Order Of Owner

FEATURES:

- Mixed-Use Commercial/Residential Redevelopment Property •
- ±325 Ft. Frontage on Northampton & Pleasant Streets •
- ±250 Ft. Frontage on Lyman Street
- Approx. One Acre of Land
 Brick Exterior
- (7) Rooms w/ (4) Restrooms ±6,840 S/F of Gross Area •
- Electric Heat Full Basement Hardwood Floors ●
- Plastered Interior Walls ±12 Ft. Ceiling Height •
- Asphalt Roof Paved Parking for ±45 Vehicles •
- (2) Curb Cuts Handicap Ramp Vinyl Replacement Windows •
- Public Water & Sewer Zoned: NB (Neighborhood Business) •
- Assessor's Map ID: Map 51; Lot 29

Terms Of Sale:

\$25,000.⁰⁰ Initial Deposit Required at Time of Auction in Certified or Bank Funds.

Deposit to be Increased to 10% of Purchase Price Within 5 Business Days

5% Buyer's Premium Applies.

Other Terms To Be Announced At Time Of Sale.

Inspections: Saturday, September 7^{III} - 10:00 a.m. to 2:00 p.m.

& Day of Sale - 10:00 a.m. to 1:00 p.m.

Aaron Posnik
AUCTIONEERS • APPRAISERS

1% BROKER INCENTIVE OFFERED!!!

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EASTHAMPTON, MASSACHUSETTS

★ LOCATION ★ LOCATION ★ LOCATION ★

±6,840 S/F MIXED-USE

COMMERCIAL/RESIDENTIAL REDEVELOPMENT BUILDING

"THE GATEWAY TO EASTHAMPTON"

1 Northampton Street EASTHAMPTON, MASSACHUSETTS

To Be Sold On The Premises

FRIDAY, SEPTEMBER 13TH AT 1:00 P.M.

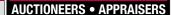
Sale Per Order Of Owner

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Other Terms To Be Announced At Time Of Sale.

Inspections: Saturday, September 7[™] - 10:00 a.m. to 2:00 p.m. & Day of Sale - 10:00 a.m. to 1:00 p.m.

Aaron Posnik



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Visit our Website @ www.posnik.com Toll Free 1-877-POSNIK-1 (767-6451) Aaron Posnik & Co., Inc. 31 Capital Drive West Springfield, MA 01089

RETURN SERVICE REQUESTED

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

1% BROKER INCENTIVE OFFERED!!!

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

FRIDAY, SEPTEMBER 13TH AT 1:00 P.M. 1 NORTHAMPTON STREET EASTHAMPTON, MASSACHUSETTS

31 Capital Drive • West Springfield, MA 01089

Aaron Posnik & Co., Inc.

(413) 733-5238 (Fax) 731-5946



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