

# PUBLIC AUCTION

• EASTHAMPTON, MASSACHUSETTS •

★ LOCATION ★ LOCATION ★ LOCATION ★

±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 13<sup>TH</sup> 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.<sup>00</sup> 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<sup>TH</sup> - 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!!!**

OWNER'S SALE OF REAL ESTATE BY

# PUBLIC AUCTION

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±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 13<sup>TH</sup> AT 1:00 P.M.**

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MA Auc. Lic. #161  
PA Auc. Lic. #AY000241L  
Est. 1932

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

Aaron Posnik & Co., Inc.  
31 Capital Drive • West Springfield, MA 01089  
(413) 733-5238 (Fax) 731-5946

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P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

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**FRIDAY, SEPTEMBER 13<sup>TH</sup> AT 1:00 P.M.**

**1 NORTHAMPTON STREET EASTHAMPTON, MASSACHUSETTS**



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