

TRUSTEE'S SALE OF REAL ESTATE

A PUBLIC AUCTION

± 165,000 S/F

7 STORY

OFFICE BUILDING

On ± 1½ ACRES of LAND

Located at Exit 48 off Interstate 84

Less than ½ mile from

ADRIAEN'S LANDING DEVELOPMENT

Myrtle Development LLC In Bankruptcy, Case No. 02-20535-RJK

1 – 7 Myrtle Street

HARTFORD, CONNECTICUT

To be sold on the premises

THURSDAY, DECEMBER 4TH at 1:00 PM



FEATURES:

• Approximately 1 ½ Acres of Land, Zoned: Commercial with approximately 514 feet of frontage on Myrtle St., and approximately 545 feet of frontage on Spring Street • Facing I-84 at Exit 48 and ± ½ mile from the Civic Center, Capitol Building, Train Station, Bus Station and Hospital •

★ **Ideal location near the developing Adriaen's Landing Project** ★

• Improved with a 7 story, ± 165,000 s/f vacant commercial building, built in 1974 • 1st Floor contains ± 15,000 s/f of area • Floors 2 –7 contains ± 25,000 s/f of area each • Partially gutted, for immediate renovations • Steel & concrete construction with a brick façade • Partial Basement • Flat, rubber membrane roof • 3 passenger elevators • Interior loading dock, with interior garage •

**Send for Complete, Detailed Bidder's Informational Package or
Visit our Web Site at WWW.POSNIK.COM**

Sale per Order of U.S. Bankruptcy Court
Attorney Neal Ossen., Trustee
Of the firm Ossen & Murphy
21 Oak St, Hartford, CT

Aaron Posnik

TERMS OF SALE: \$50,000.00 Deposit,
Cash or Certified Funds.

Other Terms to be announced at time of sale.
Inspection by Request - Call Auction Office

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Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
83 State Street
Springfield, MA 01103

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

Aaron Posnik & Co., Inc.
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

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GREAT LOCATION!

Don't miss this exciting opportunity!

- 1 – 7 MYRTLE STREET is ideally situated on ± 1½ Acres of Land facing Interstate 84 (Westbound), at Exit 48.
- Less than ½ mile to the Civic Center, Capital Building, Courthouse, Hospital and the Heart of Downtown!

Great location near the developing

ADRIAEN'S LANDING PROJECT

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BIDDER'S INFORMATIONAL PACKAGE

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