

A PUBLIC AUCTION

170 ROOM HOTEL & CONFERENCE CENTER

On ± 9 ACRES of LAND

Located on Interstate 91

Known as the "BRADLEY PLAZA HOTEL"

383 SOUTH CENTER STREET WINDSOR LOCKS, CT

To be sold on the premises

THURSDAY, DECEMBER 18TH at 12:00 NOON

FEATURES:

- Situated on the southwesterly side of South Center St., at the Intersection of Interstate 91, Exit #41 & 39 (Southbound) & Exit 42 (Northbound).
- ± 9 Acres of Land, Zoned: Business 1 (Commercial).
- ± 430 Feet of Frontage facing Interstate 91.
- ± 90 Feet of Frontage on South Center Street.
- The Site is serviced by all major utilities, including: Town Water & Sewer, Gas, Electric & Telephone.
- Signage visible from Interstate 91.
- The Site is ± 10 miles from Hartford, ± 15 miles from Springfield & ± 4 miles from Bradley Int'l Airport.
- Paved & Lined Surface Parking for ± 380 Vehicles.
- CELL PHONE TOWER ON SITE WITH LONG TERM LEASE, PRODUCING ± \$20,700.00 ANNUALLY!

- Improved with a ± 108,600 S/F, 2 Story Hotel Complex with attached Restaurant, Bar & Lounge, Banquet Facility, Meeting Space, Lobby & Registration Desk, Indoor Pool, Laundry and Vending Spaces.
- 70 KING ROOMS and 100 QUEEN ROOMS!
- 2 Canopied Entrances at Lobby & Restaurant.
- Individual Thru-Wall HVAC Units for Guestrooms and Rooftop HVAC Systems for Common Areas.
- Guestrooms are located in 3 wings with Interior Center Hallways and Stairwell Exits at the ends.
- Guestrooms utilize a Card-Key Entry System.
- The Main Ballroom contains ± 6,750 S/F of Area, which can be divided into smaller function rooms.
- EXCELLENT LOCATION WITH EASY ACCESS TO THE INTERSTATE & IDEALLY SITUATED HALFWAY BETWEEN HARTFORD & SPRINGFIELD, AND ± 4 MILES TO BRADLEY INTERNATIONAL AIRPORT!

The BRADLEY PLAZA HOTEL & CONFERENCE CENTER



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 John J. O'Neil Jr., Trustee
of the firm Francis, O'Neil & Del Piano,
255 Main St, Hartford, CT

Aaron Posnik

AUCTIONEERS • APPRAISERS

Est. 1932

MA Auc. Lic. #161 • PA Lic. #AU-0038-R

TERMS OF SALE

\$100,000.00 Deposit, Cash or Certified Funds.

Other Terms to be announced at time of sale.

INSPECTIONS: By Appointment only. Call for details.

A PUBLIC AUCTION

170 ROOM HOTEL & CONFERENCE CENTER on ± 9 Acres

Located on Interstate 91
Known as the "BRADLEY PLAZA HOTEL"
In Bankruptcy: Case No. 01-21787

383 SOUTH CENTER STREET WINDSOR LOCKS, CT

To be sold on the premises

THURSDAY, DECEMBER 18TH at 12:00 NOON

Sale per order of U.S. Bankruptcy Court
John J. O'Neil Jr., Trustee
Of the Firm of Francis, O'Neil & Del Piano, LLC
255 Main St., Hartford, CT

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

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

RETURN SERVICE REQUESTED

Mass. Auc. Lic. #161
Penn. Auc. Lic. #AU-0038-R
Est. 1932

Visit our Website @ www.posnik.com

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

THURSDAY, DECEMBER 18TH AT 12:00 NOON



"BRADLEY PLAZA HOTEL"

170 ROOM HOTEL & CONFERENCE CENTER

383 South Center St
WINDSOR LOCKS, CONNECTICUT

Visit our Website @ www.posnik.com

Aaron Posnik

AUCTIONEERS • APPRAISERS

The **BRADLEY PLAZA HOTEL** is situated on ± 9 Acres of Land facing Interstate 91, at Exit 41 & 39 Southbound and Exit 42 Northbound.

- 2 Story Hotel with 170 Guest Rooms, Pool, Lounge, Restaurant, Banquet & Meeting Rooms, Laundry Etc •
- **CELL PHONE TOWER LEASE ON SITE** •

Send for Complete, Detailed

BIDDER'S INFORMATIONAL PACKAGE

Or visit or Web-Site at

WWW.POSNIK.COM

TERMS OF SALE

\$100,000.00 Deposit, Cash or Certified Funds.
Other Terms to be announced at time of sale.

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

Est. 1932
MA Auc. Lic. #161 • PA Lic. #AU-0038-R

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