

# PUBLIC AUCTION

## ABSOLUTE AUCTION\*

(SOLD SUBJECT TO THE LISTED MINIMUM BIDS)

### PARCEL 1 - 806-808 & 780A WINDSOR STREET

- ±3 1/3 Acres of Land • Zoned: I-2, Industrial •
- ±360 Feet of Frontage • All Public Utilities Onsite •
- a/k/a Lot 006 On City Assessors Map 636
- Situated on the East Side of Windsor Street
- ±1/2 Mile from Entrance to I-91

#### 806-808 WINDSOR STREET

- ±93,500 S/F of Manufacturing, Warehouse, Storage Space Including ±10,000 S/F of Finished Office Space •
- Concrete Foundation w/ Wood Framed Brick Walls •
- Ceiling Heights from 12 Feet to 30 Feet •
- Roof is Combination Flat, Gable & Monitor Style •
- 1600 Amp, 480V Electrical Service • Security System •
- Dry Sprinkler System • HVAC – Gas Fired, Hot Air •
- (1) Passenger & (1) Freight Elevator •

LEASED TENANT – APPROX. \$2,000/MONTH  
CITY APPRAISED VALUE - \$1,064,800.00

#### 780A WINDSOR STREET

- ±3,150 S/F Freestanding, Single Story Office Building •
- Concrete Slab Foundation w/ Steel Framed Brick Exterior •
- Onsite Parking for ±25 Vehicles • Gas Heat – FWA •
- Asphalt Covered Gable Roof • (1) Overhead Drive-In Door •

LEASED TENANT – APPROX. \$1,300/MONTH  
CITY APPRAISED VALUE - \$65,900.00

TOTAL CITY APPRAISED VALUE - \$1,130,700.00



806-808 WINDSOR STREET



780A WINDSOR STREET

## VISIT OUR WEBSITE FOR BIDDER'S PACKAGE



818 WINDSOR STREET

### PARCEL 2 - 818 WINDSOR STREET

- ±1 1/2 Acres • Zoned: I-2, Industrial • ±118 Feet of Frontage •
- All Public Utilities Onsite • ±1/2 Mile from Entrance to I-91 •
- a/k/a Lot 12, City Assessors Map 636 • Ample Onsite Parking •
- Situated on the East Side of Windsor Street
- ±15,700 S/F Single Story, Multi Tenant Industrial Building •
- ±1,200 S/F of Finished Office Space •
- Concrete Foundation w/ Wood Framed Brick Walls •
- Asphalt Covered Gable Roof • (2) Gas-Fired Heating Systems •
- Dry Sprinkler System • Fire Protection/Security System •

(5) TENANTS – APPROX. \$3,700/MONTH  
CITY APPRAISED VALUE - \$256,900.00

## INSPECTION BY APPOINTMENT



781 WINDSOR STREET

### PARCEL 3 - 781 WINDSOR STREET

- ±1 1/5 Acres • Paved & Lighted Parking for ± 200 Vehicles •
- Zoned: C1 – Commercial • All Public Utilities Onsite •
- ±160 Feet of Frontage on Windsor Street
- a/k/a Lot 19 On City Assessors Map 636
- Situated on the West Side of Windsor Street
- Located Opposite 780-A Windsor Street
- Chain Link Fencing w/ Front Gate
- ±1/2 Mile from Entrance to I-91

LEASED TENANT – APPROX. \$1,100/MONTH  
CITY APPRAISED VALUE - \$52,500.00

**2% BROKER INCENTIVE**

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

Est. 1932

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

# PUBLIC AUCTION

## ABSOLUTE AUCTION\*

### HARTFORD, CONNECTICUT

INCOME PRODUCING, INDUSTRIAL COMPLEX  
INCLUDING

±93,700 S/F Industrial Building  
w/ ±10,000 S/F Office Space  
±3,150 S/F Free Standing Office Building  
on ±3.3 Acres of Land

15,700 S/F Single Story  
Brick Industrial Building  
on ±1.5 Acres of Land

±1.2 Acre Paved, Lighted & Fenced Parking Lot

781, 806-808 & 818 Windsor Street

### HARTFORD, CONNECTICUT

TO BE OFFERED FOR SALE INDIVIDUALLY AND IN ITS ENTIRETY

**FRIDAY, JULY 16<sup>TH</sup> at 11:00 AM**

*2% Broker  
Incentive*

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

*Inspections by  
Appointment*

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

First Class Mail  
U.S. POSTAGE  
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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](http://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

## FRIDAY, JULY 16<sup>TH</sup> AT 11:00 A.M. HARTFORD, CONNECTICUT



**THE 3 PARCELS WILL BE  
OFFERED FOR SALE INDIVIDUALLY  
AND AS AN ENTIRE PACKAGE!**

**2% BROKER INCENTIVE OFFERED  
INSPECTIONS: BY APPOINTMENT  
THE OWNER INTENDS TO SELL ALL  
PROPERTY THAT DAY!**

**SOLD AT ABSOLUTE AUCTION\***

Subject to the following TERMS AND CONDITIONS

**PARCEL 1:** 806-808 & 780A Windsor St. - \*Sold Subject to a \$490,000 minimum bid. \$25,000 Deposit, Cash or Certified Funds.

**PARCEL 2:** 818 Windsor St. - \*Sold Subject to a \$170,000 minimum bid. \$15,000 Deposit, Cash or Certified Funds.

**PARCEL 3:** 781 Windsor St. - \*Sold Subject to a \$45,000 minimum bid. \$10,000 Deposit, Cash or Certified Funds.

**ENTIRETY (ALL 3 PARCELS):** \*Sold Subject to a \$705,000 minimum bid. \$50,000 Deposit, Cash or Certified Funds.

**ALL DEPOSITS MUST BE INCREASED TO AN AMOUNT EQUAL TO 10% OF THE PURCHASE PRICE, WITHIN 3 BUSINESS DAYS OF THE AUCTION.**

**A 5% BUYERS PREMIUM APPLIES. OTHER TERMS TO BE ANNOUNCED.**

**Visit our Web-Site at: [WWW.POSNIK.COM](http://WWW.POSNIK.COM) for Bidder's Informational Package!**

Visit our Website @ [www.posnik.com](http://www.posnik.com)

**Aaron Posnik**

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