

PUBLIC AUCTION

• SPRINGFIELD •

• CENTRAL BUSINESS DISTRICT •
± 12,000 S/F MIXED-USE

OFFICE BUILDING

with
± 3,500 S/F OF GROUND FLOOR RETAIL SPACE

9-13 Hampden Street SPRINGFIELD, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

THURSDAY, AUGUST 24TH AT 1:00 PM



FEATURES:

IDEAL LOCATION IN THE CENTRAL BUSINESS DISTRICT

- ± 4,165 S/F OF LAND •
- DIRECTLY BEHIND THE FORT RESTAURANT •
- CITY WATER • CITY SEWER •
- LESS THAN 1/2 MILE FROM I-91 •
- ZONED – BUSINESS C •
- 21E REPORT AVAILABLE UPON REQUEST •
- IMPROVED W/ A 3 STORY BRICK,
MIXED-USE COMMERCIAL BUILDING •
- TOTAL OF ± 12,000 S/F OF NET
RENTABLE SPACE • (2) ENTRANCES •
- ± 3,500 S/F OF GROUND FLOOR
RETAIL SPACE •
- 2 UPPER FLOORS EACH CONTAIN
± 3,500 S/F & INCLUDE
(6) OFFICES, CONFERENCE ROOM,
(2) RESTROOMS & KITCHENETTE •
- 600 AMP ELECTRIC • CENTRAL AIR •
- RUBBER MEMBRANE ROOF •
- GAS HEAT • FULL BASEMENT •



OPEN HOUSE: THURSDAY, AUGUST 17TH FROM 1:00 PM TO 4:00 PM

**SEND for BIDDER'S INFORMATIONAL PACKAGE
or VISIT our WEBSITE at WWW.POSNIK.COM**

TERMS OF SALE: \$15,000.⁰⁰ Initial Deposit Cash or Certified Check. 3% Buyer's Premium Applies.
Deposit must be increased to a Total Amount Equal to 10% of the Purchase Price within 5 Business Days.

INSPECTION: Day of sale - 12:00 Noon to 1:00 PM.

Aaron Posnik

AUCTIONEERS • APPRAISERS

Other Terms to be Announced at Time of Sale.

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MA Auc. Lic. #161
PA Auc. Lic. #AU-003822-R
Est. 1932

Visit our Website @ www.posnik.com
Toll Free 1-877-POSNIK-1 (767-6451)

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

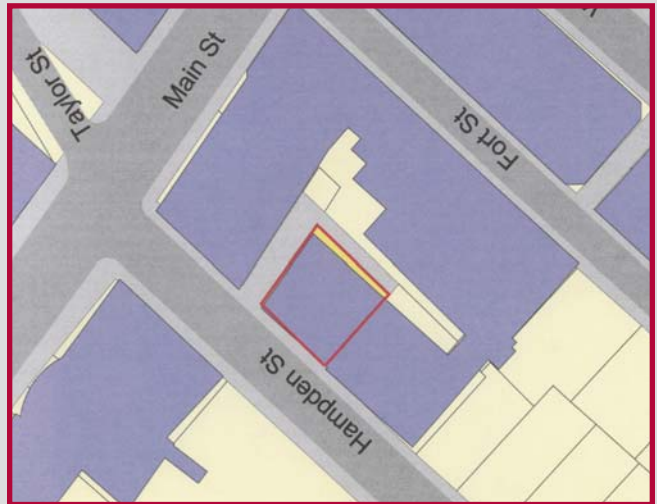
Aaron Posnik & Co., Inc.
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

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83 State Street
Springfield, MA 01103

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

RETURN SERVICE REQUESTED

THURSDAY, AUGUST 24TH AT 1:00 PM SPRINGFIELD, MASSACHUSETTS



OPEN HOUSE: Thursday, August 17TH from 1:00 PM to 4:00 PM

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