

A PUBLIC AUCTION

• AGAWAM •

★ VALUABLE COMMERCIAL REAL ESTATE ★

- **±3,450 S/F BUILDING • ±12,000 S/F OF LAND •**
- **SUPERMARKET EQUIPMENT & FIXTURES •**

WWRS REALTY, INC. & AGAWAM MARKET, LLC

D/B/A AGAWAM PUBLIC MARKET

768 MAIN STREET

AGAWAM, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

FRIDAY, JANUARY 19TH

AT 11:00 A.M.



REAL ESTATE

★ IDEAL LOCATION with EXCELLENT VISIBILITY ★

★ EASY ACCESS to all MAJOR HIGHWAYS ★

- ±12,000 S/F of LAND • ZONED: BUSINESS "A" •
- ±92 FT. of FRONTAGE • (2) CURB CUTS •
- SERVICED by CITY WATER & SEWER •
- IMPROVED with a ±3,450 S/F SINGLE STORY, COMMERCIAL BUILDING •
- GAS HEAT • AIR CONDITIONED •
- (2) LAVATORIES • REAR OVERHEAD DOOR •
- ±3,400 S/F BASEMENT •
- 400 AMP ELECTRIC SERVICE •
- PAVED PARKING FOR ±10 VEHICLES •
- HANDICAPPED ACCESSIBLE •

SALE PER ORDER OF MORTGAGEE & SECURED PARTY

JERRY B. PLUMB, JR., ESQ

OF THE FIRM OF O'CONNELL, PLUMB & MACKINNON, P.C.,

1500 MAIN STREET, SPRINGFIELD, MA

ATTORNEYS FOR MORTGAGEE & SECURED PARTY

TERMS OF SALE

REAL ESTATE: INITIAL DEPOSIT OF \$5,000.⁰⁰ CASH OR CERTIFIED CHECK. MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.

PERSONAL PROPERTY: 25% DEPOSIT CASH OR CERTIFIED CHECK.

10% BUYERS PREMIUM APPLIES FOR PERSONAL PROPERTY ONLY.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

INSPECTION: MORNING OF SALE – 8:30 A.M. TO 11:00 A.M.

EQUIPMENT

- Zero Zone 7 Glass Door 18' Frozen Food Case w/ Fl. Lights & Compr. •
- Tyler 8 Glass Door 16' Frozen Food Case w/ Fl. Lights & Compr. •
- McCray 16' D.D. Meat Case •
- Tyler 12' D.D. Meat Case •
- Tyler 16' Self-Service Produce Case •
- (2) Tyler 8' & 12' Self-Service Dairy Cases • Scotsman Ice Machine • Vulcan S.S. 6B Range w/ 24" Griddle, 2D Oven & Overshelf, Gas • Hobart S.S. Meat Saw, Mod. 5114, 1½ H.P., Ph. • Pitco S.S. 2 Basket Frialator, Gas •
- Collectramatic S.S. Fryer, Mod. 201-A01M • Collectramatic S.S. Breader, Mod. 412-A01A • Collectramatic S.S. Shortening Filter, Mod. 302-A01F •
- Hobart Steakmaster Meat Tenderizer •
- 11' S.S. Exhaust Hood w/ Fire Safety System • Etc. • Etc. •

FIXTURES

- 170 Ft. Ass't Met. Adj. Twin & Wall Gondolas • (3) 48" Greeting Card Display Cases • (2) Emhart 8' Elec. Check-Out Counters • Floor-Veyor Jr. 24' Belt Conveyor, 3 Ph. •
- (2) Ass't Kubota & NBI Dig. Elec. Scales, 30# Cap. • 54" S.S. 3-Comp. Sink w/ Grease Trap • Panasonic Microwave Oven • Hyd. Pallet Jack • Hand Truck • Shopping Carts •
- Baskets, Display Racks, Pots, Pans, Utensils, Etc. • Etc. •

INVENTORY

Supermarket Inventory Consisting of: Ass't Canned Goods; Cigarettes; Coffee/Tea; Food Stuffs; Juices; Soda; Spices; Mixes; Cereals; Candy; Pet Foods; Greeting Cards; Balloons; Health & Beauty Aids; Paper Goods; Cleaning Supplies, Etc. • Etc. •

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.

Established 1932

Corporate Office

83 State Street

Springfield, MA 01103

413-733-5238 Fax 731-5946

MA Auc. Lic. #161

Branch Office

5 Great Valley Parkway, Suite 244

Malvern (Philadelphia), PA 19355

610-853-6655 Fax 853-6633

PA Auc. Lic. #AU-0038-R