

PUBLIC AUCTION

• WILLIAMSTOWN, MASSACHUSETTS •

INN & RESTAURANT

ON **±3.5 ACRES**

**(6) GUEST ROOMS / MANAGER'S SUITE
SUSHI BAR / LOUNGE**

Le Jardin Inc. d/b/a Jae's Inn of Williamstown

Jae's of Williamstown & Jae's Restaurant of Williamstown

777 COLD SPRINGS ROAD WILLIAMSTOWN, MASSACHUSETTS

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

FRIDAY, APRIL 3RD Starting at 11:00 A.M.



**COMPLETELY RENOVATED IN 2004 – 2005
AT A RESTORATION COST
OF \$1,000,000.00**



REAL ESTATE

- Approximately 3.5 Acres of Land • Zoned: Tourist Business •
- ±1¼ Mile South of Williamstown Center & Convergence of Routes 7 & 2 •
- ±345 Feet of Frontage on Cold Spring Road •
- Serviced by Public Sewer, Gas & Electric • Private Well •
- Paved Parking for ±50 to 60 Vehicles •
- Gravel Parking for ±15 to 20 Vehicles •
- Improved with a Wood Framed, Concrete, Block, Brick & Stone Foundation, Clapboard Sided Building w/ ±8, 300 S/F of Area •
- Oil Fired-Forced Warm Air • (2) New Furnaces •
- Dual Hot Water Tanks • 400 Amp Elec. Services •

FIRST FLOOR: ±130 Restaurant/Lounge Seating • Lobby •
• Bar/Lounge Area • (2) Dining Rooms • Office • Kitchen •
• (2) Fireplaces • (2) Bathrooms • Manager's Suite with Full Bathroom •
• Wrap Around Deck off Front of Building •

SECOND FLOOR: (6) Guest Rooms w/ Full Marble Tile Floor & Wall Bathrooms •
• (4) Rooms w/ Fireplaces & (2) Rooms w/ Sitting Rooms •
• Hardwood Floors • Wall-to-Wall Carpet •
• Guest Rooms: Hot Water – Baseboard Heat •
• Unfinished Walk-Up Attic • Full Unfinished, Basement •

PERSONAL PROPERTY

LATE TYPE S.S. RESTAURANT EQUIPMENT:

- Hobart S.S. Flow-Thru Dishwasher • Hobart Dough Mixer •
- Port. Walk-In Cooler/Freezer • (2) Vulcan S.S. Conv. Ovens •
- Wolf 8B Gas Stove • Wolf Bread Warmer • S.S. Bain Maries •
- True S.S. Sandwich Prep. Units • 3-Station Wok •
- (3) Pitco S.S. Gas Frialators • Aerohut S.S. Steam Table •
- Star-Max 24" Char-Broil • S.S. Sinks • S.S. Metro Shelving •
- Pots, Pans, Glassware, Dishware, Flatware, Etc. • Etc. •

LOUNGE & SUSHI BAR EQUIPMENT & FURNISHINGS:

- True 3D Undercounter Cooler • True S.S. Beverage Coolers •
- S.S. Bar Sinks • S.S. Prep. Tables • S.S. Ice Bins •
- Uph. Hi-Back Side Chairs • Ass't Cocktail Tables •
- Ass't Wood & Uph. Bar Stools • Zenith 15" Flatscreen T.V. •

DINING ROOM FURNISHINGS:

- Chandeliers • Ass't Wood Tables • Ass't Wood Ladder Back Chairs •
- Uph. Wing Back Chairs • Etc. • Etc. •

GUESTROOM FURNISHINGS:

- Dressers • Full & Queen Beds • End Tables • Nightstands • Armoires •
- Table Lamps • Uph. Chairs • Sofas • Coffee Tables • Color T.V.'s •
- Full Marble Bathrooms • Undercounter Refrigerators • Etc. • Etc. •

**INSPECTIONS: SAT., MARCH 21ST & SAT., MARCH 28TH – 10:00 A.M. TO 3:00 P.M.
& MORNING OF SALE – 8:30 A.M TO 11:00 A.M.**

Aaron Posnik

AUCTIONEERS • APPRAISERS

SALE PER ORDER OF MORTGAGEE & SECURED PARTY
ATTORNEY STEPHEN N. PAGNOTTA
OF THE FIRM OF DONOVAN & O'CONNOR, LLP 1330 MASS MOCA WAY, NORTH ADAMS, MA
ATTORNEYS FOR MORTGAGEE & SECURED PARTY

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ATTORNEYS FOR MORTGAGEE & SECURED PARTY

TERMS OF SALE:

REAL ESTATE: \$25,000.00 INITIAL DEPOSIT CASH OR CERTIFIED CHECK DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS. 3½% BUYERS PREMIUM APPLIES.

PERSONAL PROPERTY: (To be Sold in its Entirety) 25% DEPOSIT CASH OR CERTIFIED CHECK 10% BUYERS PREMIUM APPLIES ON ALL ONSITE PURCHASES 13% BUYERS PREMIUM APPLIES ON ALL INTERNET PURCHASES OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

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Aaron Posnik

AUCTIONEERS • APPRAISERS

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

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Springfield, MA 01103

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First Class Mail
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Springfield, MA

RETURN SERVICE REQUESTED

**LIVE ONSITE & LIVE INTERNET
BIDDING AVAILABLE**

FRIDAY, APRIL 3RD AT 11:00 A.M. WILLIAMSTOWN, MASSACHUSETTS

INSPECTION: SATURDAY, MARCH 21ST & SATURDAY, MARCH 28TH – 10:00 A.M. TO 3:00 P.M. MORNING OF SALE – 8:30 A.M. TO 11:00 A.M.

TERMS & CONDITIONS: EVERYTHING SOLD "AS IS/WHERE IS"

TERMS OF SALE:

REAL ESTATE: \$25,000.00 INITIAL DEPOSIT CASH, CERTIFIED OR BANK CHECK. DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS. 3½% BUYERS PREMIUM APPLIES. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

PERSONAL PROPERTY (TO BE SOLD IN ITS ENTIRETY): 25% DEPOSIT AT TIME OF SALE BY CASH, CERTIFIED OR BANK CHECK, OR BANK WIRE TRANSFER. 10% BUYERS PREMIUM APPLIES ON ALL ONSITE PURCHASES. 13% BUYERS PREMIUM APPLIES ON ALL INTERNET PURCHASES. PERSONAL OR COMPANY CHECK ACCEPTED ONLY IF ACCOMPANIED WITH A BANK LETTER GUARANTEEING PAYMENT. EXAMPLE OF BANK LETTER OF GUARANTEE: THIS BANK GUARANTEES PAYMENT TO AARON POSNIK & CO., INC. ON ACCOUNT # _____ UP TO THE AMOUNT OF \$ _____ FOR PURCHASES MADE AT THE JAE'S INN OF WILLIAMSTOWN AUCTION TO BE HELD ON APRIL 3RD. NO PURCHASE REMOVED UNTIL COMPLETE SETTLEMENT IS MADE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

SALES TAX:

MASSACHUSETTS SALES TAX LAWS APPLY. DEALERS BRING COPY OF EXEMPT CERTIFICATE.

BID BY PHONE:

CALL US BY APRIL 2ND TO SET UP THE DETAILS.

BID BY PHONE:

VISIT OUR WEBSITE AT WWW.POSNIK.COM OR WWW.BIDSPOTTER.COM FOR INSTRUCTIONS ON BIDDING ONLINE.

BID BY MAIL:

IF YOU CANNOT ATTEND THIS AUCTION IN PERSON WE WILL BE HAPPY TO RECEIVE YOUR BID ON THE ITEMS THAT YOU DESIGNATE (IF YOUR BID IS SENT BY MAIL OR FAX AND RECEIVED BY OUR OFFICE AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE SALE). IF YOU WISH TO BID BY MAIL, KINDLY PROVIDE A COMPLETE LIST OF THE ITEMS DESIRED AND ENCLOSE A 25% DEPOSIT BY CERTIFIED CHECK. YOU WILL BE RESPONSIBLE FOR PURCHASES IF YOU ARE THE HIGH BIDDER, UNDER THE TERMS AND CONDITIONS TO BE ANNOUNCED AT TIME OF SALE. IF YOU ARE THE SUCCESSFUL BIDDER, WE WILL NOTIFY YOU WITHIN 24 HOURS OF THE SALE AND YOU MUST MAKE PAYMENT OF THE BALANCE DUE BY WIRE TRANSFER TO OUR BANK WITHIN 24 HOURS OF NOTIFICATION. IF YOU ARE UNSUCCESSFUL IN YOUR BID, YOUR DEPOSIT WILL BE RETURNED TO YOU WITHIN 72 HOURS OF THE SALE.

IMPORTANT NOTICE:

THE INFORMATION DESCRIBED IN THIS BROCHURE IS CORRECT TO THE BEST OF OUR KNOWLEDGE BUT WE CANNOT GUARANTEE SAME. IT IS FOR THIS REASON THAT BUYERS SHOULD AVAIL THEMSELVES OF THE OPPORTUNITY FOR INSPECTION PRIOR TO THE SALE.



2% BROKER INCENTIVE OFFERED!!!

CALL AUCTION OFFICE FOR DETAILS

SEND FOR BIDDER'S INFORMATIONAL PACKAGE
OR VISIT OUR WEBSITE AT WWW.POSNIK.COM

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