

PUBLIC AUCTION

2% BROKER INCENTIVE OFFERED!!!

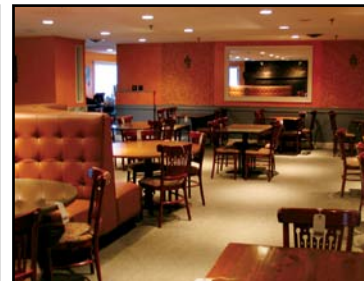
Call Auction Office for Details

Send for BIDDER'S INFORMATIONAL PACKAGE
Or Visit our Website at WWW.POSNIK.COM

MORTGAGEE'S SALE OF REAL ESTATE

REAL ESTATE

- LAND:** ±2 Acres • 145' Frontage on Granby Road (Rt. 202) •
- BUILDING:** 1½ Story Wood Framed Building w/ ±4,900 s/f Gross Area •
 - Additional 3,900 s/f Partially Finished Basement •
- **1ST Floor Comprised of:** Lounge/Bar (Seats 35) • Dining Room (Seats 90) •
 - Fully Equipped Kitchen • Offices • (2) Lavatories •
- **2ND Floor Comprised of:** Banquet Room (Seats 70) w/ Bar •
- **Basement Comprised of:** Banquet Room (Seats 150) w/ Dance Floor, Fireplace & Bar • (2) Lavatories •
- **Outdoor Patio:** ±840 s/f Dining Area (Seats (32) w/ Handicap Access. •
- Paved Parking ±76,000 s/f • Paved Sidewalks • Municipal Water & Sewer •
- Central Air • Gas Fired Forced Hot Air Furnace • Fully Sprinklered •
- 200 Amp Electrical Service •



BANQUET ROOMS

RESTAURANT

SECURED PARTY SALE OF PERSONAL PROPERTY

S.S. EQUIPMENT

- **Uniflow** Port. Walk-In Cooler 8'x7'x6' w/ Inner Freezer 6'x6'x5' w/ Blowers & Compr's •
- **Volrath** Port. Walk-In Freezer 8'x8'x7' • **Brown** Port. Walk-In Freezer 16'x7'x7' •
 - (2) **Delfield** 5'x6' Sandwich Prep Units • **Delfield** 2' Bain Marie •
- **Manitowic** Ice Machine • (2) **Delfield** 6' & 8' Refrigerated Cases w/ Shelving •
- **True** 7' 2-Keg Beer Dispenser • (4) **Pertlick, True & Bev Air** Beer Coolers •
 - **Blodgett** 3D S.S. Pizza Oven, Gas • **US** 6B Gas Range w/ Oven •
- **Vulcan** 6B Gas Range w/ Grill & Oven • 30" Charcoal Gas Grill • **Duke** Steam Table •
 - (2) **Pitco** Twin Basket Friolators, Gas • (2) **GE & Amana** Microwave Ovens •
- ★ **Hobart** C-44 Dishwasher w/ Drainboards, Disposal, Booster Tank, Grease Trap ★
- **Toastmaster** Bun Warmer • **Bunn** Coffee Grinder, Coffeemakers & Warmers •
- S.S. Sinks & Ice Bins • S.S. Worktables • Metro Shelving • Tray Stands •
- Chaffing Dishes, Pots, Pans, Trays, Utensils, Glassware, Etc., Etc. •

FURNISHINGS

- (20) 4' Pine Tables • (11) Ass't Formica Top Tables •
- (14) Ass't Banquet Tables • Hostess Stations •
- (200) Uph. Pull-Up & Arm Chairs • (7) Swivel Bar Stools •
- 4-Way Center Room Uph. Booth • High Chairs •
 - Patio Table Umbrellas •
- ★ **Hermes** P.O.S. Sytem w/ (4) Stations ★
- ★ Star Plus DHS Phone Sys. ★
- ★ Surveillance Sys. w/ 4 Cameras ★
- Royal Cash Register • Phillips 27" TV • PC •
- Framed Pictures, Mirrors, Planters, Etc. •
- ★ **Cartisle** 6' Port. Salad Bar ★



VIEW OF BAR

ALL ALCOHOLIC BEVERAGE LICENSE TOGETHER WITH THE GOODWILL ATTRIBUTABLE THERETO-SOLD SUBJECT TO TRANSFER AND APPROVAL BY THE A.B.C.C. AND THE TOWN OF SOUTH HADLEY, MASSACHUSETTS LICENSING COMMISSION.



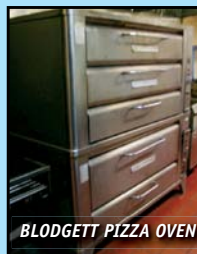
HOBART 2D REFRIGERATOR



TRUE SODA COOLER



MANITOWIC ICE MACHINE



BLODGETT PIZZA OVEN



FRIOLATORS AND OVEN



VIEW OF KITCHEN



HOBART DISHWASHER



VULCAN GAS RANGE

Aaron Posnik

AUCTIONEERS • APPRAISERS

SALE PER ORDER OF MORTGAGEE & SECURED PARTY
DOHERTY, WALLACE, PILLSBURY & MURPHY, P.C.,
ONE MONARCH PLACE, SPRINGFIELD, MA
ATTORNEYS FOR MORTGAGEE & SECURED PARTY

PUBLIC AUCTION

±350 SEAT RESTAURANT & BANQUET FACILITY

- LAND • BUILDING •
- EQUIPMENT • FURNISHINGS •
- ALL ALCOHOLIC BEVERAGE LICENSE •

CANDY'S PUB
D/B/A EUROPA RESTAURANT

489 GRANBY ROAD SOUTH HADLEY, MASSACHUSETTS
TO BE SOLD ON THE PREMISES

TUESDAY, JANUARY 5TH at 1:00 P.M.

SALE PER ORDER OF MORTGAGEE & SECURED PARTY

DOHERTY, WALLACE, PILLSBURY & MURPHY, P.C.,
ONE MONARCH PLACE, SPRINGFIELD, MA
ATTORNEYS FOR MORTGAGEE & SECURED PARTY

TERMS OF SALE

REAL ESTATE: \$20,000.00 DEPOSIT CASH OR CERTIFIED CHECK. 5% BUYERS PREMIUM APPLIES.
DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.

PERSONAL PROPERTY: 25% DEPOSIT CASH OR CERTIFIED CHECK. 10% BUYERS PREMIUM APPLIES.

ALL ALCOHOLIC BEVERAGE LICENSE: \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK. 10% BUYERS
PREMIUM APPLIES. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

INSPECTION: DAY OF SALE - 8:30 A.M TO 1:00 P.M. OR UPON REQUEST

Aaron Posnik

AUCTIONEERS • APPRAISERS

MA Auc. Lic. #161
PA Auc. Lic. #AY000241L
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.
P.O. Box 247 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

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

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

RETURN SERVICE REQUESTED

TUESDAY, JANUARY 5TH AT 1:00 P.M. SOUTH HADLEY, MASSACHUSETTS

INSPECTION: DAY OF SALE 8:30 A.M. TO 1:00 P.M.

TERMS & CONDITIONS:

EVERYTHING SOLD "AS IS/WHERE IS"

TERMS OF SALE:

REAL ESTATE: \$20,000.00 DEPOSIT AT TIME OF SALE BY CASH OR CERTIFIED OR BANK WIRE TRANSFER. 5% BUYERS PREMIUM APPLIES.

PERSONAL PROPERTY: 25% DEPOSIT AT TIME OF SALE BY CASH OR CERTIFIED OR BANK WIRE TRANSFER. 10% BUYERS PREMIUM APPLIES.

ALL ALCOHOLIC BEVERAGE LICENSE: \$5,000.00 DEPOSIT AT TIME OF SALE BY CASH OR CERTIFIED OR BANK WIRE TRANSFER. 10% BUYERS PREMIUM APPLIES. 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 CANDY'S PUB D/B/A EUROPA RESTAURANT AUCTION TO BE HELD ON TUESDAY, JANUARY 5TH. 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 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

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

MA Auc. Lic. #161 • Est. 1932 • PA Auc. Lic. #AY000241L
Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc.
P.O. Box 247 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633