

A PUBLIC AUCTION

AGAWAM, MASSACHUSETTS

VALUABLE COMMERCIAL PROPERTY

• **±6½ ACRES** •

• **±8,300 S/F MULTI-TENANTED RETAIL CENTER** •

★ **18 HOLE MINATURE GOLF COURSE** ★

★ **9 HOLE PITCH & PUTT GOLF COURSE** ★

Known as "THE SAND TRAP AND TWIN SILOS"
at TWIN SILOS COMMONS

1399 Suffield Street (Rt. 75) AGAWAM, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

TUESDAY, JANUARY 26TH at 1:00 P.M.



2% BROKER'S INCENTIVE OFFERED
Call Auctioneer's Office

SEND for BIDDER'S INFORMATIONAL PACKAGE
or Visit our Website at www.posnik.com

REAL ESTATE

LAND: Approx. 6½ Acres of Land •

- ±1,237 S/F of Frontage on Rt. 75 •
- ±310 S/F of Frontage on South St. •
- Located ±1 Mile North of Suffield, Ct •

BUILDING: ±8,280 S/F One-Story Slab on Grade Construction with a Pre-Engineered Steel Frame • (6) Retail Outlets •

Exterior:

Vinyl Covered Walls, Gable Style Asphalt Shingled Roof •

Interior: Layout includes -

- (6) Retail Stores w/ Carpeted & Vinyl Tiled Floors •
- Each Unit has Men's & Women's Lavatories • Central Air •
- Gas FWA Heating Systems • 150 & 250 Amp Electric Service •
- Site is Serviced by Public Water & Sewer • Zoned: Business A •
- Asphalt Paved & Lighted parking for Approx. 65 Vehicles •

★ **18 Hole Mini Golf Course** ★

★ **9 Hole Pitch & Putt Golf Course** ★

• Outdoor Patio & Snack Area •

SECURED PARTY SALE OF PERSONAL PROPERTY-TO BE OFFERED FOR SALE IN IT'S ENTIRETY & INDIVIDUAL TRADE LOTS

GOLF COURSE & MISC. EQUIPMENT

- ★(2) Toro Greensmaster 500 Walk-Behind Greens Mowers ★
- ★ Ingersoll Rand Club Car Elec. Golf Cart w/ Charger ★
- Lesco Spreader • Hedge Trimmers • Weed Wacker •
- Snowblower, Gas • Rakes • Shovels •
- Wheelbarrows • Hand Truck • Par Aide Cup Changers •
- (26) Greens Flags • Hand Tools • Etc. • Etc. •

TERMS OF SALE

PERSONAL PROPERTY: 25% 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.

RESTAURANT EQUIPMENT

- Norlake 8' x 7½' x 6' Port. Walk-In Cooler w/ Blower & Compressor •
 - Beverage Air 2D Freezer • (2) True & Bev-Air 2D Undercounter Refrigerators •
 - ★ (2) Coldelite 3-Spindle Soft Serve Machines, Mod. UF253P ★
 - Manitowic Ice Machine • Stoelting S.s. Slush Puppie Machine, Mod. 100C •
 - Blodgett Elec. Conveyor Oven • (2) Waring Tostato Toasting Ovens •
 - 20" Elec. Griddle, Countertop • Hatco Elec. Food Warmer • (2) Star Elec. Grills •
 - (2) Star & Adcraft Elec. Hot Dog Roller Grills • Waring Comm. Microwave Oven •
 - HB Elec. Blender • Bunn 2B Coffeemaker • 6-Spigot Soda Dispenser •
 - Metro Shelving • S.S. Sink • Micros P.O.S. Sys. w/ Cash Drawer, Printer • Etc. •
- Furnishings Including:**
- (5) 6' Wood Picnic Tables w/ Umbrellas • (2) 4' Wood Children's Picnic Tables •
 - (7) Formica Top Tables (44) Stack Chairs • Desks • Sec. Chairs • File Cabinets •
 - Video Surveillance Sys. w/ (11) Cameras • HP Pentium 4 PC •
 - (2) LaserJet Printers 1100 & 1150 • HP 1205 Fax Mach. • Storage Cabinets • Etc. •

SALE PER ORDER OF MORTGAGEE & SECURED PARTY

JERRY B. PLUMB, JR., ESQ.

OF THE FIRM OF O'CONNELL, PLUMB & MACKINNON, P.C., 75 MARKET STREET, SPRINGFIELD, MA
ATTORNEY FOR MORTGAGEE & SECURED PARTY

TERMS OF SALE

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

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

INSPECTION: BY APPOINTMENT – CALL AUCTIONEER'S OFFICE

Aaron Posnik

AUCTIONEERS • APPRAISERS

Corporate Office
83 State Street
Springfield, MA 01103

413-733-5238 Fax 731-5946

MA Auc. Lic. #161

Aaron Posnik & Co., Inc.

Established 1932

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Malvern (Philadelphia), PA 19355

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