

PUBLIC AUCTION



REAL ESTATE

LAND: ±16,000 S/F w/ ±173 Frontage on Memorial Avenue •

ZONED: Business A •

IMPROVEMENTS:

- One Story Commercial Building w/ ±5,766 S/F of Gross Area •
- Brick Exterior on (3) Sides w/ Concrete Stucco Along the Rear •
- Bar Area w/ (2) Rectangular Bars • Pool Table Area •
- Paved Parking for ±27 Vehicles • Full Basement •
- (3) Roof Mounted Gas Fired HVAC Systems • Sprinkler System •
- ±1,000 S/F Leased Area w/ Separate Entrance •

★ Located Directly Across from the Entrance to the Eastern States Exposition ★



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 WEST SPRINGFIELD, MASSACHUSETTS LICENSING COMMISSION

POOL TABLES

- (4) 5' x 9' Slate Top Pool Tables w/ Leather Pockets •
- Dynamo 4' x 8' Coin-Op Pool Table • Balls • Sticks •
- (5) 3-Lamp Billiard Table Light Fixtures • Stick Racks • Etc. •

EQUIPMENT • FURNISHINGS

- Devon Sound System Including:** DN-4000 Mixing Board, MP3 Player, Amps, Bose Speakers & System Controller •
- **Lighting System Including:** Spotlights, Strobes, Disco Balls, Etc. •
 - (2) Mitsubishi & Hitachi 50" Rear Projection TV's •
 - (4) RCA, Sylvania, Zenith & JVC 27" TV's • (2) Bev-Air Beer Coolers •
 - Harford 6' x 7' x 10' Port. Walk-In Cooler w/ Blower & Compressor •
 - S.S. Bar Sinks & Ice Bins • (19) 30" Diam. Bar Tables •
 - (60) Uph. & Wood Bar Stools • (36) Stack Chairs • Security Mirror •
 - Bosch Surveillance System w/ (3) Cameras • (2) 1D Safes •
 - (2) Cash Registers • Menu Signs, Mirrors, Chaffing Dishes, Etc. • Etc. •



2% BROKER INCENTIVE OFFERED!!!

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

INSPECTION: Morning of Sale - 8:30 A.M. to 11:00 A.M. or Upon Request

Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC AUCTION

• **COMMERCIAL REAL ESTATE** •
• **BAR & BILLIARD HALL** •
• **LAND • BUILDING** •

• **POOL TABLES • EQUIPMENT • FURNISHINGS** •
• **ALL ALCOHOLIC BEVERAGE LICENSE** •
N.E. 9 BALL, INC.

D/B/A BREAKER'S BILLIARDS

1272 MEMORIAL AVENUE WEST SPRINGFIELD, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

TUESDAY, MAY 25TH AT 11:00 A.M.

SALE PER ORDER OF MORTGAGEE & SECURED PARTY

JONATHAN C. SAPIRSTEIN, ESQ.

OF THE FIRM OF SAPIRSTEIN & SAPIRSTEIN, P.C.

1350 MAIN STREET, SPRINGFIELD, MA

ATTORNEYS FOR MORTGAGEE & SECURED PARTY

TERMS OF SALE

REAL ESTATE: \$25,000.00 DEPOSIT CASH OR CERTIFIED CHECK

ALL ALCOHOLIC BEVERAGE LICENSE: \$20,000.00 DEPOSIT CASH OR CERTIFIED CHECK

10% BUYERS PREMIUM APPLIES

PERSONAL PROPERTY: TO BE OFFERED FOR SALE IN ITS' ENTIRETY & INDIVIDUALLY

ENTIRETY: \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK.

INDIVIDUALLY: 25% DEPOSIT CASH OR CERTIFIED CHECK.

10% BUYERS PREMIUM APPLIES

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTION: MORNING OF SALE - 8:30 A.M TO 11:00 A.M. OR UPON REQUEST

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

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AUCTIONEERS • APPRAISERS

MA Auc. Lic. #161
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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

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VIEW FROM PARKING AREA



CORNER OF MEMORIAL AVE & NORMAN ST

TERMS OF SALE

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