MORTGAGEE'S SALE OF REAL ESTATE & SECURED PARTY SALE OF PERSONAL PROPERTY BY

AUCTION



REAL ESTATE

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

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 •

 \bigstar Located Directly Across from the Entrance to the Eastern States Exposition \bigstar

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





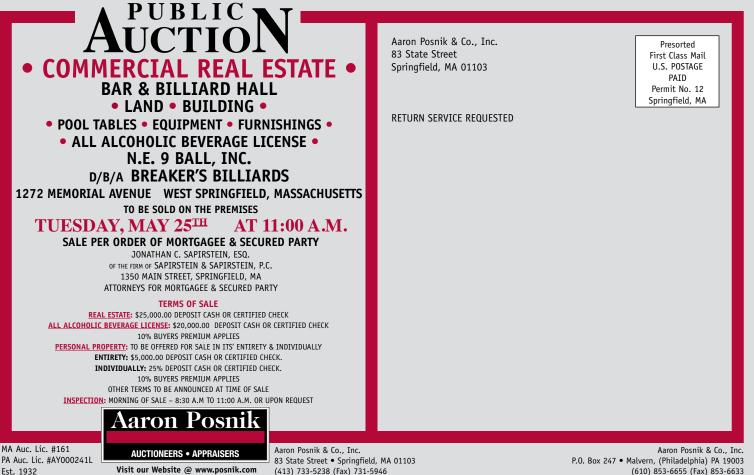






Aaron Posnik & Co., Inc. 83 State Street • Springfield, MA 01103 (413) 733-5238 (Fax) 731-5946 AUCTIONEERS • APPRAISERS MA Auc. Lic. #161 • Est. 1932 • PA Auc. Lic. #AY000241L Toll Free 1-877-P0SNIK-1 (767-6451) Aaron Posnik & Co., Inc. P.O. Box 247 • Malvern, (Philadelphia) PA 19003 (610) 853-6655 (Fax) 853-6633 MORTGAGEE'S SALE OF REAL ESTATE & SECURED PARTY SALE OF PERSONAL PROPERTY BY

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TUESDAY, MAY 25TH AT 11:00 A.M. WEST SPRINGFIELD, MASSACHUSETTS COMMERCIAL REAL ESTATE • • LAND • BUILDING • N.E. 9 BALL, INC. D/B/A BREAKER'S BILLIARDS REAKER TEARCH 1272 MEMORIAL AVENUE WEST SPRINGFIELD, MASSACHUSETTS TO BE SOLD ON THE PREMISES TUESDAY, MAY 25 AT 11:00 A.M. VIEW FROM PARKING AREA 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. CORNER OF MEMORIAL AVE & NORMAN ST Posnik Aaron

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