

# FRIDAY, APRIL 27<sup>TH</sup> AT 1:00 P.M.

## 205 PINE STREET CONTOOCOOK, NEW HAMPSHIRE

OWNER'S SALE OF REAL ESTATE BY

# PUBLIC AUCTION

MIXED-USE  
COMMERCIAL/INDUSTRIAL  
WAREHOUSE BUILDING  
WITH 2-STORY OFFICE BUILDING  
ON ±10¼ ACRES OF LAND

- SITE IMPROVEMENTS:** ±10¼ Acres of Land • Potential Subdivision and Development •  
• Close Proximity to Interstate 89 • ±390 Ft. of Frontage Along Pine Street • (1) Curb Cut on Pine Street •  
• Public Water • Private Septic • Public Electric & Telephone to Site • New Office Added in 2003 •  
• Warehouse Completed in 2004 • Road Signage • Irrigation System • Partial Paved and Gravel Parking •  
**BUILDING IMPROVEMENTS:** Mixed-Use Commercial/Industrial Office/Warehouse Building •  
• ±19,700 S/F of Area • Concrete Foundation and Footings • Office Includes Full Basement •  
• Exterior Walls Include Vinyl Siding/T-111 Panels/ Corrugated Metal (Warehouse) •  
• ±8 Ft. - ±26 Ft. Wall Height • Tile, Carpet and Concrete Floors • Recessed Fluorescent  
& High Bay Sodium Lighting • Office has Oil Fired-FWA System, w/ Central Air Conditioning •  
• Service Area has Oil Fired-FWA Heat • 400 Amp Electrical Services • (3) Lavatories •  
• (4) Truck Type Loading Bays, w/ Cover • Handicap Accessible •

**Terms of Sale:** \$25,000.<sup>00</sup> Deposit Cash or Certified Funds.  
6% Buyers Premium Applies

Other Terms to be Announced at Time of Sale.

**Inspection:** Morning of Sale 11:00 A.M. - 1:00 P.M.



## Aaron Posnik

AUCTIONEERS • APPRAISERS

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

PAUL W. SCHEER, NH AUC. LIC. # 3073

Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
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OWNER'S SALE OF REAL ESTATE BY

# PUBLIC AUCTION

• CONTOOCCOOK, NEW HAMPSHIRE •

**MIXED-USE  
COMMERCIAL/INDUSTRIAL  
WAREHOUSE BUILDING  
WITH 2-STORY OFFICE BUILDING  
ON ±10¼ ACRES OF LAND**

**205 PINE STREET  
CONTOOCCOOK, NEW HAMPSHIRE**

TO BE SOLD ON THE PREMISES

**FRIDAY, APRIL 27<sup>TH</sup> AT 1:00 P.M.**

**SALE PER ORDER OF OWNER**

**TERMS OF SALE:** \$25,000.<sup>00</sup> DEPOSIT CASH OR CERTIFIED FUNDS.

6% BUYERS PREMIUM APPLIES

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**INSPECTION:** MORNING OF SALE 11:00 A.M. – 1:00 P.M.

PAUL W. SCHEER, NH AUC. LIC. # 3073

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

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83 State Street  
Springfield, MA 01103

RETURN SERVICE REQUESTED

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

**2% BROKER INCENTIVE OFFERED!!!**