

PUBLIC AUCTION

• EAST LONGMEADOW •

COMMERCIAL OFFICE CONDOMINIUM UNIT

LOCATED AT

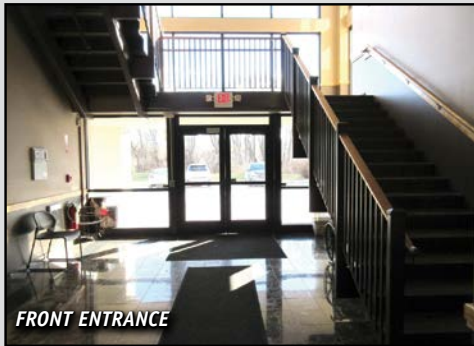
BENTON PROFESSIONAL PARK COMPLEX

"Close Proximity to Routes 220 & 186"

**265 Benton Drive (Unit #102)
EAST LONGMEADOW, MASSACHUSETTS**

To be Sold on the Premises

WEDNESDAY, MARCH 16TH AT 1:00 P.M.



FRONT ENTRANCE



WAITING ROOM



OFFICE



OFFICE



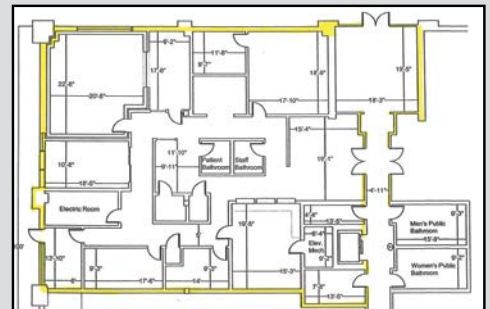
OFFICE



RECEPTION AREA

FEATURES:

- Commercial Office Condominium Unit •
- ±3,885 S/F of Area • (First Floor) •
- (6) Perimeter Offices, Reception Area, Waiting Room, (2) Dressing Rooms •
- (2) Restrooms • Gas-Fired Forced Air Heat • Central A/C •
- Carpet & Tile Floors • (4) Common Restrooms, (2) per Floor •
- Paved Parking for ±150 Vehicles • Front & Rear Entrance/Exit •
- Smoke Detectors • Fully Sprinklered, (Well Supplied) •
- Fully Landscaped • 800 Amp Electrical Service •



**INSPECTION: Day of Sale
11:00 A.M. to 1:00 P.M.**

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

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Sale Per Order of Mortgagee

Attorney Gregory A. Schmidt
Of the Firm of **Doherty, Wallace, Pillsbury & Murphy, P.C.**
1414 Main Street, Springfield, MA
Attorneys for Mortgagee

Terms of Sale:

\$15,000.⁰⁰ Initial Deposit is required at time of auction, Cash or Certified Funds.
Deposit to be increased to an amount equal to 10% of the Purchase Price within 5 business days.
5% Buyer's Premium Applies.

Other Terms to be announced at time of sale

Aaron Posnik

AUCTIONEERS • APPRAISERS



MA Auc. Lic. #161
PA Auc. Lic. #AY000241L
Est. 1932

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Aaron Posnik & Co., Inc.
31 Capital Drive • West Springfield, MA 01089
(413) 733-5238 (Fax) 731-5946

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P.O. Box 247 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

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West Springfield, MA 01089

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First Class Mail
U.S. POSTAGE
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Springfield, MA

RETURN SERVICE REQUESTED

2% BROKER INCENTIVE OFFERED!!!

SEND for BIDDERS INFORMATIONAL PACKAGE

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