

PUBLIC AUCTION

• GRAFTON, MASSACHUSETTS •

± 29,000 S/F ONE & TWO STORY INDUSTRIAL BUILDING WITH 4 – BAY GARAGE

44 BRIGHAM HILL ROAD GRAFTON, MASSACHUSETTS
THURSDAY, MARCH 30TH AT 1:00 P.M.

To be sold on the Premises

FEATURES:

LAND:

- ±1 Acre of Land • ±100' Frontage Along Brigham Hill Road •
- Paved Parking for ±15 Vehicles • One Curb Cut •
- Town Water & Private Septic • Parcel ID: Map 64.0, Lot 8 •
- Zoned: Low Density Residential (R40) •

IMPROVEMENTS:

- One and Two Story Industrial Building • 4- Bay Garage •
- 100 % Sprinklered (Wet) • Vinyl Replacement Windows •

INDUSTRIAL AREA:

- ±28,000 S/F • Gas Fired Unit Heaters • (3) Lavatories •
- Concrete Floors • (2) Overhead Doors (Dock Level) •
- (1) Overhead Door Drive – In Door • ±12' – 16' Ceiling Heights •
- 20' x 20' Column Spacing •
- Compressed Air Thru – Out Building •

OFFICES:

- ±1,000 S/F • Electric Heat • (1) Lavatory • Carpet Floors •
- Show Room & (3) Private Offices •



Terms of Sale:

\$15,000.⁰⁰ Initial Deposit is required at the time of Auction, Cash or Certified Funds.
Deposit to be Increased to 10% of the Purchase Price
within Five Business Days of the Auction.
5% Buyer's Premium Applies.
Other Terms to be announced at time of sale

Sale per Order of Mortgagee

Attorney Gregory M. Schmidt
Of the Firm of Doherty, Wallace, Pillsbury & Murphy, P.C.
One Monarch Place, Springfield, MA
Attorneys for Mortgagee

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

Aaron Posnik & Co., Inc.
P.O. Box 247 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

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