

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• SPRINGFIELD, MASSACHUSETTS •

★ LOCATION ★ LOCATION ★ LOCATION ★

±19,185 S/F
THREE STORY

10-UNIT
COMMERCIAL OFFICE BUILDING

KNOWN AS

SOUTH COMMONS II

"CLOSE PROXIMITY TO INTERSTATES 91, 391 & 291"

±155,000
ANNUAL
RENTAL
INCOME!!

935-979 Main Street SPRINGFIELD, MASSACHUSETTS

To be sold on the Premises

WEDNESDAY, JULY 20TH AT 11:00 A.M.



DESCRIPTION

- 10-Unit Commercial Office Building •
 - ±13,655 S/F of Land •
 - ±19,185 S/F of Gross Building Area •
 - Full Basement •
 - Paved Parking For ±20 Vehicles •
 - Passenger Elevator •
 - Separately Metered For Gas & Electricity •
 - (1) Curb Cut (William St.) •
 - Public Water & Sewer •
 - Zoned: Business B •
- ★ New Roof, Windows & HVAC Units ★



UNIT S/F BREAKDOWN

- Unit 101 at Book 19354, Page 393 – 1,266 S/F
- Unit 102 at Book 19354, Page 397 – 3,367 S/F
- Unit 201 at Book 19354, Page 401 – 1,405 S/F
- Unit 202 at Book 19354, Page 401 – 867 S/F
- Unit 203 at Book 19354, Page 404 – 1,399 S/F
- Unit 204 at Book 19354, Page 408 – 612 S/F
- Unit 301 at Book 19354, Page 412 – 1,440 S/F
- Unit 302 at Book 19354, Page 416 – 1,154 S/F
- Unit 303 at Book 19354, Page 416 – 924 S/F
- Unit 304 at Book 19354, Page 420 – 900 S/F

Terms of Sale:

- \$15,000.00 Deposit Cash or Certified Funds.
- Deposit to be Increased to 10% of Purchase Price Within 5 Business Days.
- 5% Buyer's Premium Applies.
- Other Terms to be Announced at Time of Sale.

Sale Per Order of Mortgagee
 Attorney Richard J. Volpe, Esq.
 Raipher D. Pellegrino Associates, P.C.
 265 State Street, Springfield, MA
 Attorney for Mortgagee

Aaron Posnik

AUCTIONEERS • APPRAISERS

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