

PUBLIC AUCTION

• MILLBURY, MASSACHUSETTS •

★ (3) BUILDINGS / (3) PARCELS ★

INCLUDES:

- SINGLE STORY RETAIL/ MANUFACTURING BUILDING •
- 2 STORY RETAIL / OFFICE BUILDING •
- SINGLE STORY WAREHOUSE BUILDING

"LOCATED 1 1/2 MILES FROM INTERSTATE 90 (MASSPIKE)"

10 WEST STREET A/K/A 22 WEST STREET MILLBURY, MASSACHUSETTS
FRIDAY, JANUARY 6TH AT 1:00 P.M.

★ To be sold in Its Entirety on the Premises ★



RETAIL BUILDING



SINGLE STORY MANUFACTURING BUILDING



2 STORY RETAIL/ OFFICE BUILDING

LAND:

- 3 Parcels • Total of ± 6 Acres of Land •
- Parcel #1 ID: 45-213 (±2 1/2 Acres) (±152' Frontage) •
- Parcel #2 ID: 45-2 (±2 1/2 Acres) (±68' Frontage) •
- Parcel #4 ID: 45-215 (±1 Acre) (No Useable Frontage) •
- Worcester County Registry of Deeds Plan Book 810, Plan 23 •
- ± 220' Total Frontage along West Street • (2) Curb Cuts • Public Water & Sewer • Zoning: Industrial I & Residential I •

SINGLE STORY RETAIL / MANUFACTURING BUILDING:

- ±26,465 S/F of Total Building Area •

RETAIL / OFFICE AREA:

- 2,850 S/F • Gas FWA System • Wood Framed • Gable Roof • Clapboard Siding • Vinyl Floors • Full HVAC Coverage •

MANUFACTURING AREA:

- ±23,615 S/F • Concrete Block Exterior w/ Steel Supports • Flat Roof •
- ±12' to ±18' Ceiling Heights • 25% HVAC Coverage • Unit Heaters • (4) Overhead Doors (Dock Height) •
- (4) Drive-In Overhead Doors • Concrete Floors • Full Wet System Sprinklers •

2 STORY RETAIL/OFFICE BUILDING:

- ±1,920 S/F • Masonry Exterior • Flat Roof • 1st Floor: Retail/Office Area • 2nd Floor: (2) Offices w/ (1) Lavatory •
- Full Basement •

SINGLE STORY WAREHOUSE BUILDING:

- ±14,000 S/F • Concrete Block Walls • (6) Overhead Doors (Dock Height) • (1) Drive-In Overhead Door •
- ± 8' to ±16' Ceiling Heights • Construction Sales •

★ **LOCATED 1 1/2 MILES FROM INTERSTATE 90 (MASSPIKE)** ★

Sale per Order of Mortgagee
 Attorney Steven P. Murphy
 of the firm of Fusaro, Altomare & Emilio Law Office P.C.
 71 Elm Street, Worcester, MA

Aaron Posnik

AUCTIONEERS • APPRAISERS

1% BROKER INCENTIVE OFFERED!!!

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MILLBURY, MASSACHUSETTS**

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TERMS OF SALE

\$25,000.00 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

Visit our Website @ www.posnik.com
Toll Free 1-877-POSNIK-1 (767-6451)



Aaron Posnik & Co., Inc.
31 Capital Drive
West Springfield, MA 01089

RETURN SERVICE REQUESTED

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U.S. POSTAGE
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Springfield, MA

1% BROKER INCENTIVE OFFERED!!!

SEND for BIDDERS INFORMATIONAL PACKAGE
or Visit our Website at WWW.POSNIK.COM

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Est. 1932

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

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

**FRIDAY, JANUARY 6TH AT 1:00 P.M.
MILLBURY, MASSACHUSETTS**

★ VALUABLE INDUSTRIAL / COMMERCIAL PROPERTY ★

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of the firm of Fusaro, Altomare & Ermilio Law Office, P.C.
71 Elm Street, Worcester, MA
Attorney for Mortgagee

VISIT OUR WEBSITE AT WWW.POSNIK.COM

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