

PUBLIC AUCTION

MEDICAL OFFICE CONDOMINIUM UNIT

• PROFESSIONAL OFFICE •

• DENTAL EQUIPMENT • OFFICE FURNISHINGS •

1795 MAIN STREET, SUITE 205 SPRINGFIELD, MASSACHUSETTS

CONDOMINIUM:

- Medical Office Condominium Unit • ±1,615 S/F (Including Downstairs Storage Room) •
- Reception Area • Front Service Counter • Office • (3) Exam Rooms w/ Wash Sinks •
- Dark Room • (4) Perimeter Rooms • Lavatory • X-Ray Room • (2) Storage Rooms •
- Breakroom • Gas FWA Heat • Central A/C • Wall to Wall Carpeting • Drop Ceilings •
- Utilities Included in Condo Fees • Onsite Parking •

Permitted Uses: Professional Office Space • Maintenance of Medical • Legal • Accounting • Engineering • General Business Offices • Medical or Dental Laboratories •



2% BROKER INCENTIVE OFFERED!!!

LOCATION

• DOWNTOWN SPRINGFIELD •

★ Close Proximity to I-291 and I-91 ★

TERMS OF SALE
REAL ESTATE: \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK
 10% BUYERS PREMIUM APPLIES
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE
INSPECTION: MORNING OF SALE – 8:30 A.M. TO 11:00 A.M.
 AND UPON REQUEST.

DENTAL EQUIPMENT

- Palomex Oy Orthopantomograph X-Ray Machine, Type OP2 •
- Webber Dental Chair • (2) Webber Suction & Water Pedestal Systems •
- Porter AVS 5000 Port. Dental Nitrous Oxide System •
- McKesson Dental & Oral Surgery Port. Nitrous Oxide System •
- Ohmeda Monitored Nitrous Oxide Oxygen Mixer System •
- Belmont Belray 096 Digital X-Ray Unit w/ X-Ray Head •
- Midmark M19 Ultraclave Auto. Sterilizer • Kakoklave 2100 Sterilizer •
- Pecton & Crane S.S. ASMC Omni-Clave Sol State Sterilizer •
- Medtronic Lifepak 500 Auto. External Defibrillator •
- Denstply Slimline & Univ. Duplicator • Air Tech AT2000 Film Processor •
- Ass't Dental Equipment: S.S. Instruments, Trays, Containers, Bur Holders, IV Accessories • Etc. • Etc. •

OFFICE MACHINES & FURNISHINGS

- Canon ImageClass D320 Copier •
- HP LaserJet 1022N Printer •
- (2) AT&T Cordless Phones • Desks •
- Chairs • Tables • File & Storage Cabinets •
- Leather Patient Couches •
- Reception Furnishings Including:
 Sofa, Arm Chairs, Coat Racks, Planters,
 Wall Prints, Clocks, Etc. • Etc. •

TERMS OF SALE
PERSONAL PROPERTY: 25% DEPOSIT CASH OR CERTIFIED CHECK
 15% BUYERS PREMIUM APPLIES
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE
INSPECTION: MORNING OF SALE – 8:30 A.M. TO 11:00 A.M.



Visit our Website @ www.posnik.com

Aaron Posnik

AUCTIONEERS • APPRAISERS

2% BROKER INCENTIVE OFFERED!!!

OWNER'S SALE BY

PUBLIC AUCTION

MEDICAL OFFICE CONDOMINIUM UNIT

- PROFESSIONAL OFFICE •
- DENTAL EQUIPMENT • OFFICE FURNISHINGS •

1795 MAIN STREET, SUITE 205
SPRINGFIELD, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

THURSDAY, JANUARY 18TH AT 11:00 A.M.

SALE PER ORDER OF OWNER

- DENTIST RETIRING •

TERMS OF SALE

REAL ESTATE: \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK
10% BUYERS PREMIUM APPLIES

PERSONAL PROPERTY: 25% DEPOSIT CASH OR CERTIFIED CHECK
15% BUYERS PREMIUM APPLIES

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTION: MORNING OF SALE – 8:30 A.M. TO 11:00 A.M.

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

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
(413) 733-5238 (Fax) 731-5946

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

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

RETURN SERVICE REQUESTED

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

THURSDAY, JANUARY 18TH AT 11:00 A.M.

1795 MAIN STREET, SUITE 205 SPRINGFIELD, MASSACHUSETTS



TERMS OF SALE

REAL ESTATE: \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK
10% BUYERS PREMIUM APPLIES

INSPECTION: MORNING OF SALE – 8:30 A.M. TO 11:00 A.M.

Aaron Posnik

AUCTIONEERS • APPRAISERS

INSPECTION: MORNING OF SALE – 8:30 A.M. TO 11:00 A.M.

TERMS & CONDITIONS:
EVERYTHING SOLD "AS IS/WHERE IS"

TERMS OF SALE:

REAL ESTATE: \$5,000.00 DEPOSIT AT TIME OF SALE BY CASH, CERTIFIED OR BANK CHECK. 10% BUYERS PREMIUM APPLIES. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

PERSONAL PROPERTY: 25% DEPOSIT AT TIME OF SALE BY CASH, CERTIFIED OR BANK CHECK. 15% BUYERS PREMIUM APPLIES. PERSONAL OR COMPANY CHECK ACCEPTED ONLY IF ACCOMPANIED WITH A BANK LETTER GUARANTEEING PAYMENT. EXAMPLE OF BANK LETTER OF GUARANTEE: THIS BANK GUARANTEES PAYMENT TO AARON POSNIK & CO., INC. ON ACCOUNT # _____ UP TO THE AMOUNT OF \$ _____ FOR PURCHASES MADE AT THE AUCTION TO BE HELD ON THURSDAY, JANUARY 18TH. NO PURCHASE REMOVED UNTIL COMPLETE SETTLEMENT IS MADE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

SALES TAX:

MASSACHUSETTS SALES TAX LAWS APPLY. DEALERS BRING COPY OF EXEMPT CERTIFICATE.

BID LIVE BY PHONE:

CALL US BY TUESDAY, JANUARY 16TH TO SET UP THE DETAILS.

BID BY MAIL:

IF YOU CANNOT ATTEND THIS AUCTION IN PERSON WE WILL BE HAPPY TO RECEIVE YOUR BID ON THE ITEMS THAT YOU DESIGNATE (IF YOUR BID IS SENT BY MAIL OR FAX AND RECEIVED BY OUR OFFICE AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE SALE). IF YOU WISH TO BID BY MAIL, KINDLY PROVIDE A COMPLETE LIST OF THE ITEMS DESIRED AND ENCLOSE A 25% DEPOSIT BY CERTIFIED CHECK. YOU WILL BE RESPONSIBLE FOR PURCHASES IF YOU ARE THE HIGH BIDDER. UNDER THE TERMS AND CONDITIONS TO BE ANNOUNCED AT TIME OF SALE. IF YOU ARE THE SUCCESSFUL BIDDER, WE WILL NOTIFY YOU WITHIN 24 HOURS OF THE SALE AND YOU MUST MAKE PAYMENT OF THE BALANCE DUE BY WIRE TRANSFER TO OUR BANK WITHIN 24 HOURS OF NOTIFICATION. IF YOU ARE UNSUCCESSFUL IN YOUR BID, YOUR DEPOSIT WILL BE RETURNED TO YOU WITHIN 72 HOURS OF THE SALE.

IMPORTANT NOTICE:

THE INFORMATION DESCRIBED IN THIS BROCHURE IS CORRECT TO THE BEST OF OUR KNOWLEDGE BUT WE CANNOT GUARANTEE SAME. IT IS FOR THIS REASON THAT BUYERS SHOULD AVAIL THEMSELVES OF THE OPPORTUNITY FOR INSPECTION PRIOR TO THE SALE.

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