

PUBLIC AUCTION

MORTGAGEE'S SALE OF REAL ESTATE

LAND:

- ±2 1/3 Acres • ±340' Frontage Along Cheshire Road • ±265' Frontage Along Gulf Road •
- Private Well & Septic • Large Curb Cut on Cheshire Road (Rt.8) •
- Large Open Gravel Parking for ±45 Vehicles • Assessor's Map 247, Lot 8 •
- Zoned: Business Zoning District •

IMPROVEMENTS:

- Single Story Restaurant/Commercial Building • ±3,135 S/F of Gross Building Area •
- (2) Dining Areas • Bar Area • Kitchen • Decorative Tin Ceilings • Carpeted Floors •
- Wood Fired Pizza Oven • (2) Lavatories • ±120 Seating Capacity •
- Propane/Electric Heat and Air Conditioning • Cedar Clapboard Siding •

★ **OUTDOOR PATIO AREA** ★

- Wood Framed Outdoor Pavilion • Large Open Rear Patio Area w/ Stockade Fencing •



1% BROKER INCENTIVE OFFERED!!!



SERVICE BAR



DINING AREA #1



DINING AREA #2



REAR YARD/PAVILION

SECURED PARTY SALE OF PERSONAL PROPERTY

S.S. EQUIPMENT

- Vulcan Port. 36" S.S. 6B Stove • Bakers Pride 36" S.S. Gas Char-Broiler •
- Star Max 12" S.S. 2B Gas Stove • (2) Pitco 16" S.S. Frialators •
- Southbend 32" S.S. Gas Broiler • 48" Port. S.S. Sandwich Prep. Unit •
- Groen 22" S.S. Elec. Steamer • Delfield 48" S.S. Sandwich Prep. Unit •
- True 67" S.S. Sandwich Prep. Unit • (4) Adcraft S.S. Food Warmers •
- Conserver XL S.S. Flow-Through Dishwasher • Imbera 30" Beverage Cooler •
- Hobart 30 QT. Dough Mixer • Chefmate S.S. Meat Slicer •
- Excellence Ice Cream Freezer • Anets 20" Dough Roller •
- True Port. 70" S.S. Sandwich Prep. Unit • Norlake 7' x 9' x 7' Walk-In Cooler/Freezer •
- 7' x 7' x 7' Walk-In Cooler • Captiveaire 10' x 4' S.S. Exhaust Hood •
- IDW 32" Chest Type Freezer • Scotsman Ice Machine • 11-Spigot Draft Beer Stanchion •
- Custom 11' x 30" Wood Fired Smoker • Etc. Etc. • S.S. Sinks •
- Ice Bins • S.S. Prep. Tables, Pots, Pans, Utensils, Dishes, Glassware, Mixing Bowls, Chaffing Dishes, Etc. Etc. •

FURNISHINGS

- (13) Metal & Wood Ladder Back Bar Stools •
- (21) Ass't 6, 4 & 2 Seater UPH. Booths •
- Ass't S.S. Metro Shelving •
- Oak Baby High Chairs • Logic Control P.O.S. System w/ (4) Monitors & Printer •
- Wood Hostess Podium •
- (15) Ass't 40", 24" & 13" Flat Screen T.V.'s •
- Antec i5 P.C. w/ Monitor, Keyboard & Mouse •
- Brother MTC-6490CW All-In-One • 1D Combination Safe •
- 2D Met. Storage Cab's •
- H.P. Deskjet 2540 Print/Scan/Copier •



VULCAN 6B STOVE



HOBART MIXER



TRUE UNDERCOVER REFRIGERATOR



SCOTSMAN ICE MACHINE

SALE PER ORDER OF MORTGAGEE & SECURED PARTY

ATTORNEY WILLIAM E. MARTIN
OF THE FIRM OF MARTIN & OLIVEIRA, LLP
75 SOUTH CHURCH STREET, PITTSFIELD, MA
ATTORNEY FOR MORTGAGEE & SECURED PARTY

TERMS OF SALE

REAL ESTATE:

\$15,000.00 INITIAL DEPOSIT CASH OR CERTIFIED CHECK.
DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
5% BUYERS PREMIUM APPLIES.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

PERSONAL PROPERTY:

(IN ITS ENTIRETY) \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK.
(INDIVIDUAL LOTS) 25% 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.

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Aaron Posnik

AUCTIONEERS • APPRAISERS

1% BROKER INCENTIVE OFFERED!!!

MORTGAGEE'S SALE OF REAL ESTATE &
SECURED PARTY SALE OF PERSONAL PROPERTY BY

PUBLIC AUCTION

• LANESBOROUGH, MASSACHUSETTS •

±120 SEAT RESTAURANT

• ±2 1/3 ACRES OF LAND •

• ±3,135 S/F COMMERCIAL BUILDING •

WITH DETACHED PAVILION

• RESTAURANT, KITCHEN, BAR FURNISHINGS & EQUIPMENT •

THE VIRGINIA COMPANY, INC.

D/B/A ARIZONA PIZZA

660 CHESHIRE ROAD
LANESBOROUGH, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

WEDNESDAY, JUNE 27TH AT 11:00 A.M.

SALE PER ORDER OF MORTGAGEE & SECURED PARTY

ATTORNEY WILLIAM E. MARTIN

OF THE FIRM OF MARTIN & OLIVEIRA, LLP

75 SOUTH CHURCH STREET, PITTSFIELD, MA

ATTORNEY FOR MORTGAGEE & SECURED PARTY

TERMS OF SALE

REAL ESTATE: \$15,000.00 INITIAL DEPOSIT CASH OR CERTIFIED CHECK.
DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
5% BUYERS PREMIUM APPLIES.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

PERSONAL PROPERTY: (IN ITS ENTIRETY) \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK.
(INDIVIDUAL LOTS) 25% 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.

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

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

Aaron Posnik & Co., Inc.

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

WEDNESDAY, JUNE 27TH AT 11:00 A.M.
660 CHESHIRE ROAD LANESBOROUGH, MASSACHUSETTS

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:

\$15,000.00 INITIAL DEPOSIT CASH OR CERTIFIED CHECK. DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS. 5% BUYERS PREMIUM APPLIES.

PERSONAL PROPERTY:

(IN ITS ENTIRETY) \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK. (INDIVIDUAL LOTS) 25% DEPOSIT CASH OR CERTIFIED CHECK. 10% BUYERS PREMIUM APPLIES. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE. 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 ARIZONA PIZZA AUCTION TO BE HELD ON WEDNESDAY, JUNE 27TH. 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 **MONDAY, JUNE 25TH** 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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