

# PUBLIC AUCTION

• SOUTHWICK, MASSACHUSETTS •

± 325 SEAT

## BANQUET & RESTAURANT FACILITY

★ ALL ALCOHOLIC BEVERAGE LICENSE ★

- BANQUET ROOMS • DINING ROOMS • BRIDAL ROOMS • BAR • KITCHEN •
- ± 2 3/4 ACRES OF LAND •



## 90 POINT GROVE ROAD SOUTHWICK, MASSACHUSETTS

Real Estate and Personal Property to be Sold in its Entirety

**FRIDAY, JUNE 29<sup>TH</sup> AT 11:00 A.M.**



BUILDING



VIEW OF DECK



**PERSONAL PROPERTY:**

- EQUIPMENT:** Select 36" S.S. Gas 6B Stoves • 36" S.S. Gas Char-Broiler • Vulcan 36" S.S. Gas 2D Convention Ovens • Vulcan 16" S.S. Gas 2-Basket Frialator • True 54" S.S. 2D Freezer • Glenco-Star 28" S.S. 2D Refrigerator • 72" S.S. One Compartment Sink • True 45" S.S. 1D Under Counter Refrigerator • S.S. Hand Sink • 72" S.S. Equipment Stand • S.S. Serving Line • 72" S.S. 5-Compartment Gas Steam Table • ADC S.S. Flow-Thru Dishwasher w/ Drain Boards • Toastmaster S.S. Roll Warmer • U.S. Cooler Portable Walk-In Cooler/ Freezer 8'x7'x8' • 9' S.S. Exhaust Hoods w/ Angul System & Exhaust • Large Quantity of Pots, Pans, Baking Trays, Dishes, Utensils, Chaffing Dishes • S.S. Prep Tables, Sinks, Shelving, Etc. •

- BAR EQUIPMENT:** True 8' S.S. 3D Beverage Coolers w/ Speed Racks • 24" S.S. Ice Bins • 2 & 3 Compartment Bar Sinks • 9' Wood 4D Back Bar Cooler • Sam 4S Electronic Cash Register • Bar Maid Glass Washer • Large Quantity of Beer, High Ball, Wine & Water Glasses •

- FURNISHINGS:** Ass't Wood Top Tables • 6 Seat UPH Booths w/ Tables • 60" Wood 6D Dresser • Wood Swivel Bar Stools • 24" Wood Hostess Podium • 60" Dia. Banquet Tables • Wood Side Chairs • UPH & Metal Stack Chairs • Serving Tray Stands • 8' Folding Tables • Floor Planters • Scotsman 36" Ice Machines • 8" S.S. 3-Compartment Bar Sinks • Sharp XE-A101 Electronic Cash Register • Perlick 9" 3-Spigot Kegerator • Sitco 24" S.S. Cooler • Kenmore Upright Refrigerator •

- BRIDAL SUITE:** 7' Leather Sofa • 5' Leather Loveseat • Leather Arm Chair • Wood Coffee Table • Wood End Tables • Table Lamps • 72" Mag. Desk • 72" Mag. Computer Station • 2D Lateral File Cabinet • 36" Bookcase • 36" Wood Hutch • Leather Executive Chair • Ass't Chairs & Tables •

**REAL ESTATE:**

- LAND:** ± 2 1/3 Acres of Land • ± 350' Frontage on Point Grove Road • ± 280' Frontage on Lakeview Street • Paved Parking for ± 100 Vehicles • Public Water & Sewer • Zoned: Commercial • Assessor's Map ID: 114/078/000 000/000 •

- IMPROVEMENTS:** 2-Story Brick Banquet & Restaurant Facility • ± 8,100 S/F of Gross Building Area • Oil FWA Heat • Handicap Accessible • Large Outside Deck •

- 1st FLOOR:** Banquet Room • Service Bar • Entry Foyer • Stage • (3) Stone Fireplaces • Bar/Lounge • (3) Lavatories • Full Kitchen • Coat Room • Storage Rooms • Carpeted, Hardwood & Slate Floors •

- 2nd FLOOR (BRIDAL SUITE):** Total of (5) Rooms • Kitchen/Bar Area • Lounge Area • Dressing Room • Sitting Area • Office • Lavatory • Full Bathroom • (2) Storage Areas •

- BASEMENT:** Banquet Room • Full Service Bar • Hardwood & Carpeted Floors • Storage Rooms, Etc. •

**1% BROKER INCENTIVE OFFERED!!!**

**TERMS OF SALE:**

**REAL ESTATE & PERSONAL PROPERTY:**

- \$25,000.00 DEPOSIT BANK, CASHIER'S OR CERTIFIED CHECK
- 6% BUYER'S PREMIUM APPLIES.
- OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

ALL ALCOHOLIC BEVERAGE LICENSE TOGETHER WITH THE GOODWILL ATTRIBUTABLE THERETO-SOLD SUBJECT TO TRANSFER AND APPROVAL BY THE A.B.C.C AND THE TOWN OF SOUTHWICK, MASSACHUSETTS LICENSING COMMISSION.

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- \$10,000.00 DEPOSIT BANK, CASHIER'S OR CERTIFIED CHECK
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- OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

EXECUTOR'S SALE BY

# PUBLIC AUCTION

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±325 SEAT

**BANQUET & RESTAURANT FACILITY**

• LAND • BUILDING •

• EQUIPMENT • FURNISHINGS •

• ALL ALCOHOLIC BEVERAGE LICENSE •

*"FORMERLY KNOWN AS "THE COVE"*

**90 POINT GROVE ROAD  
SOUTHWICK, MASSACHUSETTS**

★ To be Sold on the Premises in its Entirety ★

**FRIDAY, JUNE 29<sup>TH</sup> AT 11:00 A.M.**

**TERMS OF SALE**

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OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

**INSPECTIONS:** SAT, JUNE 23<sup>RD</sup>: 10:00 A.M. – 2:00 P.M. & MORNING OF SALE: 9:00 A.M. – 11:00 A.M.

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



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

Visit our Website @ [www.posnik.com](http://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

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**1% BROKER INCENTIVE OFFERED!!!**

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or Visit our Website at [WWW.POSNIK.COM](http://WWW.POSNIK.COM)**

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

## FRIDAY, JUNE 29<sup>TH</sup> AT 11:00 A.M. 90 POINT GROVE ROAD SOUTHWICK, MASSACHUSETTS



VIEW OF DECK



EXECUTOR'S SALE BY PUBLIC AUCTION



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**BANQUET &  
RESTAURANT FACILITY**

• 2 3/4 ACRES OF LAND •  
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**SALE PER ORDER OF EXECUTOR ESTATE OF PATRICIA A. SCUDERI**

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& MORNING OF SALE – 9:00 A.M. – 11:00 A.M.**

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