

MORTGAGEE'S SALE OF REAL ESTATE BY

A PUBLIC AUCTION

• CHARLTON •

(3) PARCELS
3 - LEVEL

INDUSTRIAL/COMMERCIAL BUILDING

ON

± 4 ¾ ACRES OF LAND PER ASSESSOR'S RECORDS

13 Worcester Road (Route 20)

CHARLTON, MASSACHUSETTS

To be sold on the Premises

THURSDAY, JULY 12TH AT 1:00 P.M.



LAND:

- ± 4 ¾ Total Acres Per Assessor's Records •
- Map 27C-A-7 on Worcester Rd. (±3 ¼ Acres) •
- Map 27C-A-8 on Worcester Rd. (± ½ Acre) •
- Map 27A-A-11 on Power Station Rd. (±1 Acre) •
- ± 530' Frontage on Worcester Road •
- ±115' Frontage on South Sturbridge Road. •
- Paved Parking for ± 50 Vehicles •
- Public Water & Sewer •
- Zoned: Community Business (CB) •

IMPROVEMENTS:

- 3-Level Industrial/Commercial Building •
- ± 27,625 S/F of Gross Building Area •
- Oil Fired Hot Air Heat •
- (3) Multi-Fixtures Lavatories •
- Wood & Concrete Floors •
- (4) Loading Docks •
- Wood, Masonry & Block Exterior Walls •
- Concrete/Stone Foundation •

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.

INSPECTION: DAY OF SALE 11:00 A.M. – 1:00 P.M.

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
Established 1932

Sale Per Order of Mortgagee
Gregory M. Schmidt Esq.

Doherty, Wallace, Pillsbury & Murphy, P.C.
One Monarch Place, Springfield, MA
Attorney for Mortgagee

Branch Office
P.O. Box 247

Malvern (Philadelphia), PA 19355
610-853-6655 Fax 853-6633
PA Auc. Lic. #AY000241L

Corporate Office
31 Capital Drive

West Springfield, MA 01089
413-733-5238 Fax 731-5946
MA Auc. Lic. #161

• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •