

PUBLIC AUCTION

• WILLIAMSTOWN, MASSACHUSETTS •

± 59,500 S/F SINGLE STORY SKILLED NURSING FACILITY "FORMERLY KNOWN AS SWEET BROOK"

1561 COLD SPRING ROAD WILLIAMSTOWN, MASSACHUSETTS

★ TO BE SOLD ON THE PREMISES ★

FRIDAY, NOVEMBER 6TH AT 1:00 P.M.



THErapy ROOM



RESIDENT LOUNGE



KITCHEN



NURSE'S STATION



RESIDENT ROOM

PERMITTED USES: Single Family Dwellings, Daycare Centers, Family Daycare Homes, Religious & Educational Uses.
Special Permit Allows: Ederly Housing, Assisted Living Residences,



FRONT ENTRANCE



AERIAL VIEW

FEATURES:

LAND:

- ± 14 Acres of Land • Paved Parking for ± 118 Vehicles •
- ± 6 Handicap Spaces • Private Well & Septic •
- Zoned District: RR-3 • Assessor's Parcel ID: 341/301.0-0041-0000.0 •

IMPROVEMENTS:

- Single Story Skilled Nursing Facility • ±59,500 Gross Building Area •
- ± 177 Bed Capacity ((14) Private, (130) Semi-Private, (21) 3-Beds, & (12) 4-Beds Wards •
- (1) Elevator • (2) Dining Rooms • (4) Nursing Stations • Kitchen • Activity/Therapy Rooms •
- Each Unit has HVAC Units • HVAC in Common Areas •
- Commercial Laundry • Storage Areas •
- Flat Roof • Sprinkler/Security Systems • Partial Walk-Out Basement •

IMPORTANT NOTICE REGARDING THIS AUCTION:

We are doing our best to ensure our staff and customers are safe as possible, so we may take necessary precautions to maintain health and safety protocols.

- Please maintain 6' social distancing •
- Please do not attend if you are experiencing any symptoms of illness or have been exposed to someone who has or have traveled outside the U.S. •
- Masks are required •

TERMS OF SALE:
\$100,000.00 INITIAL DEPOSIT CASHIER'S OR CERTIFIED FUNDS.
DEPOSIT TO BE INCREASED TO 10% OF THE PURCHASE PRICE
WITHIN 5 BUSINESS DAYS.
5% BUYER'S PREMIUM APPLIES.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

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

SALE PER ORDER OF MORTGAGEE
GARY M. WEINER, ESQ.
OF THE FIRM OF WEINER LAW FIRM, P.C.
1441 MAIN STREET, SPRINGFIELD, MA
ATTORNEY FOR MORTGAGEE

Aaron Posnik

AUCTIONEERS • APPRAISERS

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• WILLIAMSTOWN, MASSACHUSETTS •

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

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

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FRONT VIEW

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