

PUBLIC AUCTION

• PALMER, MASSACHUSETTS •

±16,117 S/F
2-STORY

MIXED USE BUILDING

WITH

WALK-OUT BASEMENT

"BASEMENT BEING USED AS A BOWLING ALLEY"

1440 - 1446 NORTH MAIN STREET

PALMER, MASSACHUSETTS

★ TO BE SOLD ON THE PREMISES ★

WEDNESDAY, APRIL 28TH AT 11:00 A.M.



FEATURES:

LAND:

- ±16,117 S/F of Land •
- ±88' Frontage on North Main Street •
- ±184' Frontage on Foundry Street •
- Public Water & Sewer •
- Paved Parking for ±16 Vehicles •
- Zoned: Village Center District (VCI) •
- Assessor's Parcel: Map 57, Parcel 8 •

IMPROVEMENTS:

- 2-Story Mixed Use Commercial Building •
- ±17,254 S/F of Total Gross Building Area •
- Each Unit: Propane Heat • Separately Metered •
- Brick, Masonry & T1-11 Exterior • Flat Roof •

FIRST FLOOR:

- (2) Retail Units (Store Fronts) •
- Unit 1: ±3,500 SF of Area • Open Space • Office • Carpeted Floors •
- Unit 2: ±1,500 SF of Area • Carpeted Floors • (2) Restrooms •

SECOND FLOOR:

- Apartment: Total of (5) Rooms, (2) Bedrooms & (1) Bath •

BASEMENT:

- ±5,300 S/F • Carpeted Floors (2) Restrooms •

★ PRESENTLY USED AN 8-LANE BOWLING ALLEY ★

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:

\$20,000.00 DEPOSIT IS REQUIRED AT TIME OF AUCTION IN CASH OR CERTIFIED FUNDS.

5% BUYER'S PREMIUM APPLIES.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

INSPECTIONS: SATURDAY, APRIL 24TH - 10:00 A.M. TO 2:00 P.M. & MORNING OF SALE - 9:00 A.M. TO 11:00 A.M.

1% BROKER INCENTIVE OFFERED!!!

Aaron Posnik

AUCTIONEERS • APPRAISERS

SALE PER ORDER OF MORTGAGEE

ATTORNEY JONATHAN C. SAPIRSTEIN
OF THE FIRM OF SAPIRSTEIN & SAPIRSTEIN, P.C.
1331 MAIN STREET, SPRINGFIELD, MA
ATTORNEY FOR MORTGAGEE

MORTGAGEE'S SALE OF REAL ESTATE BY

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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.
31 Capital Drive • West Springfield, MA 01089
(413) 733-5238 (Fax) 731-5946

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West Springfield, MA 01089

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1% BROKER INCENTIVE OFFERED!!!

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

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