

# PUBLIC AUCTION

## • GREENFIELD, MASSACHUSETTS •

### 19 ROOM/ 12 BEDROOM 2-STORY

## VICTORIAN ROOMING/BOARDING HOUSE

### WITH DETACHED CARRIAGE HOUSE

*"LOCATED ON CORNER OF CONGRESS & CRESCENT STREETS"*

### 5-7 CONGRESS STREET GREENFIELD, MASSACHUSETTS

★ TO BE SOLD ON THE PREMISES ★

## FRIDAY, FEBRUARY 18<sup>TH</sup> AT 1:00PM



#### FEATURES:

#### LAND:

- ± 1/2 Acre of Land •
- ± 198' Frontage on Congress Street •
- ± 171' Frontage on Crescent Street •
- Paved Parking for ±16 Vehicles •
- One Curb Cut • Public Water & Sewer •
- Zoned: RA- Urban Residential •
- Assessor's Reference: Map 52, Lot 6 •

#### IMPROVEMENTS:

- 2-Story Victorian Rooming/Boarding House •
- ±6,905 S/F of Area •
- Total of (19) Rooms w/ (12) Bedrooms, (7) Full Baths (2) Half Baths •
- Oil Steam Heat • Full Basement • Clapboard & Vinyl Siding •
- (2) 200 Amp Electrical Services • Porches •
- Fire Alarm • Smoke Detectors • Hardwood & Carpeted Floors •

#### FIRST FLOOR:

- Common Kitchen • Dining Area • Living Areas •
- Laundry Room • Office • (11) Rooms w/ (2) Full Baths & (2) 1/2 Baths •

#### SECOND FLOOR:

- Front & Rear Stairways • Rear Foyer •
- (8) Rooms w/ (5) Full Baths •

★ 2-STORY ± 2,800 S/F DETACHED CARRIAGE HOUSE ★

#### Permitted Uses:

- Single & Two Families, Home Occupation, Open Space & Cluster Development • Number of Special Permit Uses •

#### TERMS OF SALE:

\$15,000.00 Initial Deposit Is Required At Time Of Auction In Cash Or Certified Funds.  
5% Buyer's Premium Applies.  
Deposit to be Increased to 10% of Purchase Price within 5 Business Days of Auction Date.  
Other Terms To be Announced At Time Of Sale.

#### Sale Per Order Of Mortgagee

Attorney David Bloomberg

Of The Firm Of Fierst Bloomberg Ohm, LLP

64 Gothic Street, Suite 4, Northampton, Ma

Attorney For Mortgagee

## Aaron Posnik

### AUCTIONEERS • APPRAISERS

MORTGAGEE'S SALE OF REAL ESTATE BY

# PUBLIC AUCTION

• GREENFIELD, MASSACHUSETTS •

19 ROOM/ 12 BEDROOM  
2-STORY

VICTORIAN ROOMING/BOARDING HOUSE

WITH  
DETACHED CARRIAGE HOUSE

"LOCATED ON CORNER OF CONGRESS & CRESCENT STREETS"

5-7 CONGRESS STREET

GREENFIELD, MASSACHUSETTS

★ TO BE SOLD ON THE PREMISES ★

FRIDAY, FEBRUARY 18<sup>TH</sup> AT 1:00 P.M.

Sale Per Order Of Mortgagee

Attorney David Bloomberg  
Of The Firm Of Fierst Bloomberg Ohm, LLP  
64 Gothic Street, Suite 4, Northampton, Ma  
Attorney For Mortgagee

**TERMS OF SALE:**

\$15,000.00 INITIAL DEPOSIT IS REQUIRED AT TIME OF AUCTION IN CASH OR CERTIFIED FUNDS.  
5% BUYER'S PREMIUM APPLIES.

DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS OF AUCTION DATE.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**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

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

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

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

**FRIDAY, FEBRUARY 18<sup>TH</sup> AT 1:00 P.M.**  
**5-7 CONGRESS STREET GREENFIELD, MASSACHUSETTS**



**TERMS OF SALE:**

\$15,000.00 INITIAL DEPOSIT IS REQUIRED AT TIME OF AUCTION  
IN CASH OR CERTIFIED FUNDS.  
5% BUYER'S PREMIUM APPLIES.

DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS  
DAYS OF AUCTION DATE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**1% BROKER'S  
INCENTIVE OFFERED!!!**

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

Sale Per Order Of Mortgagee

Attorney David Bloomberg  
Of The Firm Of Fierst Bloomberg Ohm, LLP  
64 Gothic Street, Suite 4, Northampton, Ma  
Attorney For Mortgagee

Aaron Posnik & Co., Inc.  
31 Capital Drive • West Springfield, MA 01089  
(413) 733-5238 (Fax) 731-5946

MA Auc. Lic. #161 • Est. 1932 • PA Auc. Lic. #AY000241L  
Toll Free 1-877-POSNIK-1 (767-6451)

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