

MORTGAGEE'S SALE OF REAL ESTATE BY

# A PUBLIC AUCTION • SPRINGFIELD •



± 5,469 S/F

2-STORY

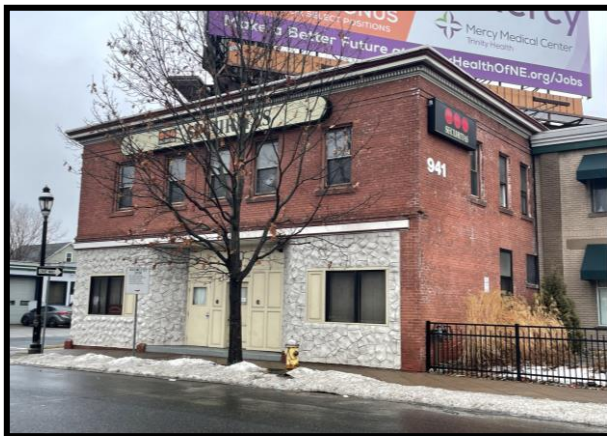
## MIXED-USE BUILDING

*“CLOSE PROXIMITY TO MGM CASINO & RT. 91”*

939-941 East Columbus Avenue  
SPRINGFIELD, MASSACHUSETTS

To be sold on the Premises

**FRIDAY, MARCH 11<sup>TH</sup> AT 2:00 P.M.**



### Features:

- 2-Story Mixed-Use Building •
- (2) Parcels/ Total ± 4,000 S/F of Land •
- ±5,469 S/F of Gross Building Area •
- Full Basement w/ (2) Offices & Storage •
- Separate Gas FWA Boilers (Each Unit) •
- Separately Metered • Central Air Conditioning •
- Flat Roof • Brick, Stucco & Vinyl Exterior •
- Paved Parking for ± 10 Vehicles •
- Map ID: 043030550 • Zoned: B2 •

### 1<sup>st</sup> Floor:

- Large Open Area • (4) Offices •
- (2) Restrooms • Carpeted Floors •
- Drop Ceiling • Fluorescent Lighting •

### 2<sup>nd</sup> Floor:

- Total of (5) Rooms w/ (1) Bedroom & (1) Bath •
- Carpeted & Tile Floors • Separate Rear Entrance •

**Inspection: Day of Sale  
12:00 P.M. (Noon) to 2:00 P.M.**

### Terms of Sale:

\$20,000.<sup>00</sup> Deposit Cash or Certified Funds.  
5% Buyer's Premium Applies.  
Other Terms to be Announced at Time of Sale.

# Aaron Posnik

**AUCTIONEERS • APPRAISERS**

Aaron Posnik & Co., Inc.  
Established 1932

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