

# PUBLIC AUCTION

• RUSSELL, MASSACHUSETTS •

★ POTENTIAL DEVELOPMENT ★

±127 UNIT

## RESIDENTIAL DEVELOPMENT

*"VIEWS OF SALMON FALLS ON WESTFIELD RIVER"*

261 - 268 Woronoco Road RUSSELL, MASSACHUSETTS

★ TO BE SOLD ON THE PREMISES ★

**FRIDAY, MARCH 18<sup>TH</sup> AT 11:00 A.M.**



**2% BROKER INCENTIVE OFFERED!!!**

**FEATURES:**

**LAND:**

- (3) Parcels • ±5 ¾ Acres of Land •
- Assessors Map 27, Block 9, Lot 2 •
- Map 27, Block 5, Lot 3 • Map 27, Block 8, Lot 7 •
- ± 1365' Frontage on Woronoco Road •
- ±598' Frontage on Hillside Road •
- ± 144' Frontage on Mountain View Terrace •
- ± 191' Frontage on Bridge Street •
- ± 600' Along Salmon Falls on Westfield River •
- Paved & Gravel Parking Lot •
- Public Water and Sewer •
- Zoned: Mixed-Use Commercial & Residential Uses •

**IMPROVEMENTS:**

- (3) Multi-Story Mixed Use Buildings •
- ±140,788 Total S/F • Concrete/Stone Foundation •
- Wood, Steel & Masonry Framed • Brick Exterior •
- Concrete & Wood Floor • Freight Elevator •

**Potential ± 127 Unit Residential Development with:**

- (74) One Bedroom Units; (7) Two Bedroom Units; (46) Efficiency Units •

**Special Use Permits for Residential & Industrial Districts:**

- Excavation & Processing Earth Products • General MFG •
- Scientific Research & Development • Golf Course •
- Aviation Field •

**TERMS OF SALE:**

\$50,000.<sup>00</sup> Deposit Is Required At Time Of Auction In Certified Funds.

10% Buyer's Premium Applies.

Other Terms To Be Announced At Time Of Sale.

**Sale Per Order Of Owner**

Attorney Mark Beglane

Law Office of Bacon Wilson, P.C.

33 State Street, Springfield

Attorney for Owner

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

OWNERS'S SALE OF REAL ESTATE BY

# PUBLIC AUCTION

• RUSSELL, MASSACHUSETTS •

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**RESIDENTIAL  
DEVELOPMENT**

*"VIEWS OF SALMON FALLS ON WESTFIELD RIVER"*

**261 - 268 WORONOCO ROAD  
RUSSELL, MASSACHUSETTS**

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**Sale Per Order Of Owner**  
Attorney Mark Beglane  
Law Office of Bacon Wilson, P.C.  
33 State Street, Springfield  
Attorney for Owner

**TERMS OF SALE:**

**\$50,000.<sup>00</sup> DEPOSIT IS REQUIRED AT TIME OF AUCTION IN CERTIFIED FUNDS.  
10% BUYER'S PREMIUM APPLIES.**

**OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.**

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



MA Auc. Lic. #161  
PA Auc. Lic. #AY000241L  
Est. 1932

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Aaron Posnik & Co., Inc.  
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West Springfield, MA 01089

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Springfield, MA

RETURN SERVICE REQUESTED

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