

PUBLIC AUCTION

• WILBRAHAM, MASSACHUSETTS •

4-STORY

BRICK MILL BUILDING

"CLOSE PROXIMITY TO MASS PIKE (I-90)"

176 Cottage Avenue, WILBRAHAM, MASSACHUSETTS

★ TO BE SOLD ON THE PREMISES ★

WENDESDAY, JULY 26TH AT 11:00 A.M.



OVERVIEW OF BUILDING



GUARD SHACK



STORAGE BUILDING

FEATURES:

LAND:

- (2) Parcels (A & B) • Total of ±9 Acres • ±217 Ft. Frontage on Cottage Avenue •
- ±1,013 Ft. Frontage on Dollar Avenue • Public Water & Sewer •
- (1) Curb Cut on Cottage Avenue • (2) Curb Cuts on Dollar Avenue •
- Paved & Dirt Parking for ±45 – 50 Vehicles • Zoned: General Business (I-POP-GB) •
- H.C.R.D.: Plan Book 370, Page 50 • Assessor's Map 295, Parcel 1339 •

IMPROVEMENTS:

- Three and Four-Story Brick Mill Building • ±219,336 S/F of Gross Building Area •
- Multiple Storage, Office & Manufacturing Areas • Flat & Pitched Roofs •
- Ramp Style Loading Dock • Poured Concrete & Hardwood Floors • (2) Elevators •
- Oil-Fired Steam Heat • 100% Wet Sprinklered System • Several Restrooms •
- Handicap Accessible • Detached Building & Guard Shack •

TERMS OF SALE:

\$15,000.00 INITIAL DEPOSIT IS REQUIRED AT TIME OF AUCTION
 IN CASH, BANK TREASURERS CHECK OR CERTIFIED FUNDS.
 DEPOSIT TO BE INCREASED TO 10% OF THE PURCHASE PRICE WITHIN
 10 BUSINESS DAYS.
 5% BUYER'S PREMIUM APPLIES.
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

1% BROKER INCENTIVE OFFERED!!!

Aaron Posnik

AUCTIONEERS • APPRAISERS

SALE PER ORDER OF MORTGAGEE

ATTORNEY DAVID A. LAVENBURG

OF THE FIRM OF BACON WILSON, P.C.

33 STATE STREET, SPRINGFIELD, MA

ATTORNEY FOR MORTGAGEE

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• WILBRAHAM, MASSACHUSETTS •

4-STORY BRICK MILL BUILDING

"PROPERTY ABUTS CHICOPEE RIVER"

**176 COTTAGE AVENUE
WILBRAHAM, MASSACHUSETTS**

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MA Auc. Lic. #161
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Est. 1932

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(610) 853-6655 (Fax) 853-6633

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