

PUBLIC AUCTION

• WHATELY, MASSACHUSETTS •

±11,388 S/F 1 & 2 STORY MIXED-USE COMMERCIAL BUILDING

ON
±3/4 ACRES

110 Christian Lane

WHATELY, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

FRIDAY, DECEMBER 22ND AT 11:00 A.M.



MANUFACTURING & RETAIL BUILDING



RETAIL STORE

FEATURES:

- One & Two Story Mixed-Use Commercial Building •
- ±3/4 Acres • ±11,388 S/F of Total Building Area •
- ±118 Feet Frontage Along Christian Lane •
- Gas Hot Water Radiant Floor Heat • Slab Foundation •
- Wood Batton & Metal Siding Exterior •
- (6) Pedestrian Doors • Overhead Door •
- Town Water & Private Septic •
- 200 to 600 Amp Electrical Service •
- Zoned: CI – Commercial Industrial •
- Assessor's ID: Map: 20, Block: 0, Lot: 12-1 •

MAINTENANCE AREA: (1ST FLOOR)

- ±9,412 S/F • Concrete Floor w/ Radiant Heat •
- ±12' Ceiling Height • Central Air Conditioning •
- Clear Span Floor Plan • Break Area • Kitchenette •
- Bathroom •

RETAIL AREA: (1ST FLOOR)

- ±756 S/F • Concrete Floor w/ Radiant Heat •
- Exposed Post & Beam •
- Central Air Conditioning • Private Office •
- Lavatory •

OFFICE AREA: (2ND FLOOR)

- ±520 S/F • Wood Floors • Exposed Post & Beam •

APARTMENT: (2ND FLOOR)

- ±700 S/F • Kitchen • Dining Area • Living Area •
- Bedroom • Full Bathroom • Vinyl & Wood Flooring •

SALE PER ORDER OF MORTGAGEE

ATTORNEY STEVEN WEISS
OF THE FIRM OF SHATZ, SCHWARTZ AND FENTIN, PC
1441 MAIN STREET, SPRINGFIELD, MA
ATTORNEY FOR MORTGAGEE

TERMS OF SALE:

\$15,000.⁰⁰ DEPOSIT REQUIRED AT TIME OF AUCTION
IN CERTIFIED FUNDS.

5% BUYER'S PREMIUM APPLIES.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

Aaron Posnik

AUCTIONEERS • APPRAISERS

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• WHATELY, MASSACHUSETTS •

±11,388 S/F
1 & 2 STORY
**MIXED-USE
COMMERCIAL BUILDING**
ON
±3/4 ACRES

**110 CHRISTIAN LANE
WHATELY, MASSACHUSETTS**

TO BE SOLD ON THE PREMISES
FRIDAY, DECEMBER 22ND AT 11:00 A.M.

SALE PER ORDER OF MORTGAGEE
ATTORNEY STEVEN WEISS
OF THE FIRM OF SHATZ, SCHWARTZ AND FENTIN, PC
1441 MAIN STREET, SPRINGFIELD, MA
ATTORNEY FOR MORTGAGEE

TERMS OF SALE:
\$15,000.00 DEPOSIT REQUIRED AT TIME OF AUCTION IN CERTIFIED FUNDS.
5% BUYER'S PREMIUM APPLIES.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

Aaron Posnik

AUCTIONEERS • APPRAISERS



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Est. 1932

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31 Capital Drive
West Springfield, MA 01089

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Springfield, MA

RETURN SERVICE REQUESTED

FRIDAY, DECEMBER 22ND AT 11:00 A.M.
110 CHRISTIAN LANE WHATELY, MASSACHUSETTS



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