# AUCTION

## WHATELY, MASSACHUSETTS

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

±3/4 ACRES

110 Christian Lane

WHATELY, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

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





#### **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
   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

\$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** 

WHATELY, MASSACHUSETTS

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

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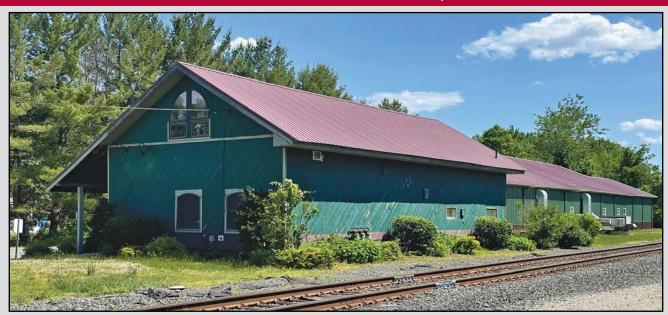
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## FRIDAY, DECEMBER 22ND AT 11:00 A.M. 110 CHRISTIAN LANE WHATELY, MASSACHUSETTS



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