

OWNER'S SALE OF REAL ESTATE BY

# A PUBLIC AUCTION

• CHICOPEE •

★ **HIGHLY MOTIVATED SELLER** ★

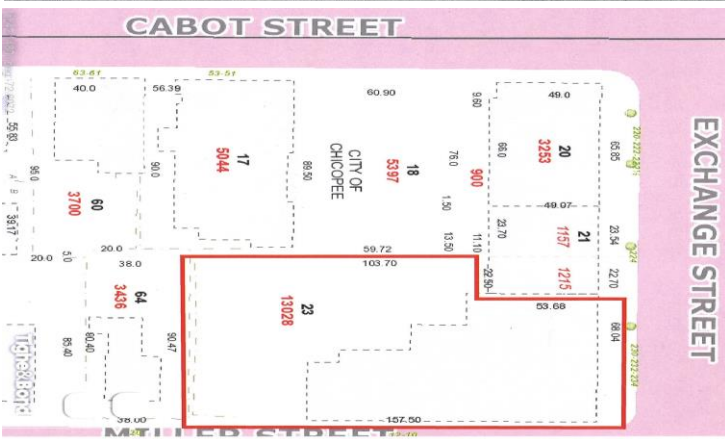
## 2 STORY MIXED-USE BUILDING

“CLOSE PROXIMITY TO DOWNTOWN CHICOPEE”

232-238 Exchange Street / 10-12 Miller Street  
CHICOPEE, MASSACHUSETTS

To be sold on the Premises

**FRIDAY, JUNE 14<sup>TH</sup> at 11:00 A.M.**



- 2 Story Mixed-Use Store Front Building •
- ±1/3 Acre of Land •

**RETAIL SPACE:**

- 232 Exchange Street (1<sup>ST</sup> Floor) ±600 S/F •
- 234 Exchange Street (1<sup>ST</sup> Floor) ±700 S/F •
- 236 Exchange Street (2<sup>ND</sup> Floor) ±3,000 S/F •
- 238 Exchange Street (1<sup>ST</sup> Floor) ±3,200 S/F •
- Gas Fired Air Heat • Central AC (Retail Spaces) •
- Separately Metered • 200 Amp, 3 Ph. Elec. Service •
- Hardwood Floors • (3) Restrooms • Office •
- Paved Parking for ±15 Vehicles (Rear) •
- Public Water & Sewer • Parcel ID: 0096-00023 •

**10 MILLER STREET (APARTMENT):**

- Total of (3) Rooms w/ (1) Bedroom & (1) Bath •
- ±700 S/F of Living Area •
- Separate Meter • Gas & Electric Heat •

**12 MILLER STREET (APARTMENT):**

- Total of (4) Rooms w/ (2) Bedrooms & (1) Bath •
- ±950 S/F of Living Area •
- Separate Meter • Gas & Electric Heat •

**• ±\$30,000.00 POTENTIAL ANNUAL RENTAL INCOME •**

**INSPECTIONS: Saturday, June 8<sup>TH</sup> from 10:00 am to 2:00 pm & Morning of Sale - 9:00 am to 11:00 am**

**Terms of Sale:**

\$7,500.<sup>00</sup> Deposit Bank or Certified Funds.  
5% Buyer's Premium Applies.  
Other Terms to be Announced at Time of Sale.

# Aaron Posnik

**AUCTIONEERS • APPRAISERS**

**Sale Per Order of Owner**

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