MORTGAGEE'S SALE OF REAL ESTATE & SECURED PARTY SALE OF PERSONAL PROPERTY BY

AUCTION

HADLEY, MASSACHUSETTS → INVESTMENT PROPERTY ★ SINGLE STORY REGIONAL SHOPPING MALL

"HAMPSHIRE MALL OF HADLEY"

367-375 Russell Street (Route 116) HADLEY, MASSACHUSETTS To Be Sold On The Premises

THURSDAY, JUNE 20TH AT 11:00 A.M.



Terms and Order of Sale REAL ESTATE: \$100,000.^{QQ} Initial Deposit Required at Time of Auction in Certified or Bank Funds. Deposits to be Increased to 5% of Purchase Price Within 5 Business Days 5% Buyer's Premium Applies. PERSONAL PROPERTY (TO BE SOLD IN ITS ENTIRETY): \$5,000.^{QQ} Deposit Certified or Bank Funds. 10% Buyer's Premium Applies. Other Terms To Be Announced At Time Of Sale.

Aaron Posnik & Co., Inc. 31 Capital Drive • West Springfield, MA 01089 (413) 733-5238 (Fax) 731-5946

LAND:

FEATURES:

- ±46 Acres ±2,640 S/F Frontage on Russell Street •
- Corner of Russell & Maple Streets •
- Paved Parking for ±1,700 Vehicles •
- Public Water & Sewer •
- Traffic Light (Entrance) Professionally Landscaped •
- Zoned: B (Business District) •
- Parcel ID: 10D-001A-0000 •

IMPROVEMENTS:

- Single Story Regional Shopping Mall w/ Partial Upper Level •
- ±469,644 Total S/F ±342,631 S/F of Leasable Space •
- Tar & Gravel Flat Roof Ceramic Tile & Carpeted Floors •
- Gas Forced Hot Air Heat
 Central Air Conditioning
- (4) Loading Docks Street Signage •
- Wet Sprinklered Individually Metered •

TENANTED STORES:

• (4) Anchor Tenants • (±30) Stores & Services •

- Restaurants Indoor Speedway Sporting Goods Cinema •
- Nutrition Center Jewelers Hair Salon Shoe Stores •
- Arcade
 Food Court
 Retail Department Stores
 Supermarket
- ATM's Shopping Dining Entertainment Etc. Etc. •

Sale Per Order of Mortgagee & Secured Party Attorney Steven Weiss of the Firm of Shatz, Schwartz and Fentin, P.C. 1441 Main Street, Springfield, MA Attorney for Mortgagee

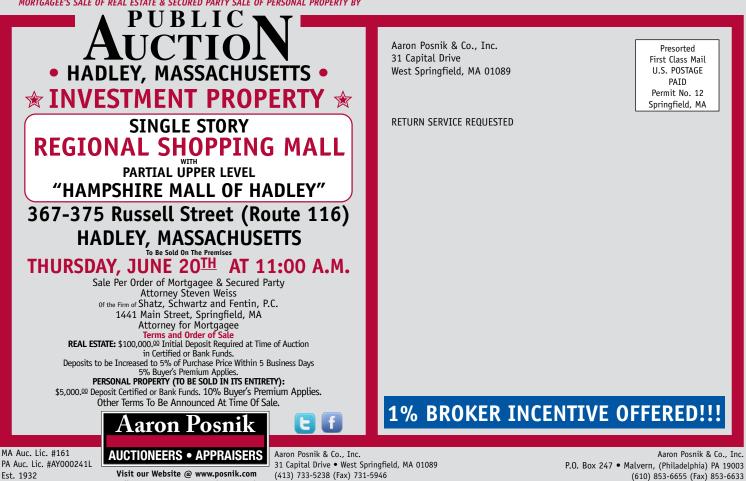
1% BROKER INCENTIVE OFFERED!!!



AUCTIONEERS • APPRAISERS MA Auc. Lic. #161 • Est. 1932 • PA Auc. Lic. #AY000241L Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc. P.O. Box 247 • Malvern, (Philadelphia) PA 19003 (610) 853-6655 (Fax) 853-6633 MORTGAGEE'S SALE OF REAL ESTATE & SECURED PARTY SALE OF PERSONAL PROPERTY BY

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THURSDAY, JUNE 20^{TH} AT 11:00 A.M. HADLEY, MASSACHUSETTS 367-375 RUSSELL STREET (RT 116)



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