

# PUBLIC AUCTION

• HADLEY, MASSACHUSETTS •



## INVESTMENT PROPERTY



# SINGLE STORY REGIONAL SHOPPING MALL

WITH PARTIAL UPPER LEVEL  
"HAMPSHIRE MALL OF HADLEY"

367-375 Russell Street (Route 116)  
HADLEY, MASSACHUSETTS

To Be Sold On The Premises

## THURSDAY, JUNE 20<sup>TH</sup> AT 11:00 A.M.



FREE STANDING BUILDING



MALL CONCOURSE



MALL CONCOURSE



MALL CONCOURSE

### LAND:

- ±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 •

### FEATURES:

### 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. •

### Terms and Order of Sale

REAL ESTATE: \$100,000.00 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):

\$5,000.00 Deposit Certified or Bank Funds.

10% 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 & Secured Party Attorney Steven Weiss

Of the Firm of Shatz, Schwartz and Fentin, P.C.

1441 Main Street, Springfield, MA

Attorney for Mortgagee

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Visit our Website @ [www.posnik.com](http://www.posnik.com)  
Toll Free 1-877-POSNIK-1 (767-6451)



Aaron Posnik & Co., Inc.  
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West Springfield, MA 01089

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Aaron Posnik & Co., Inc.  
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Aaron Posnik & Co., Inc.  
P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

**THURSDAY, JUNE 20<sup>TH</sup> AT 11:00 A.M.**  
**367-375 RUSSELL STREET (RT 116) HADLEY, MASSACHUSETTS**



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