

PUBLIC AUCTION

• WALTHAM, MASSACHUSETTS •

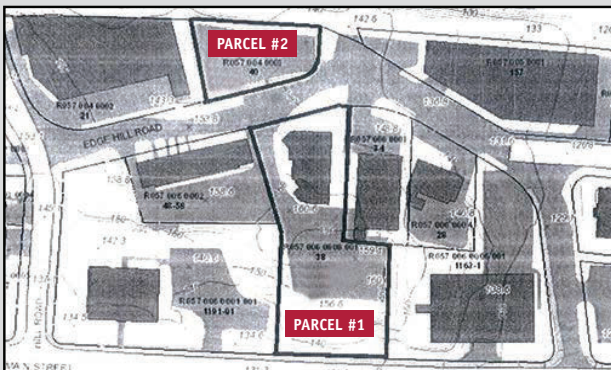
**±12,500 S/F
4 STORY
OFFICE BUILDING**
"CLOSE PROXIMITY TO ALL AMENITIES"

38 & 40 Edge Hill Road WALTHAM, MASSACHUSETTS

TO BE SOLD IN ITS ENTIRETY ON THE PREMISES

FRIDAY, FEBRUARY 21ST AT 11:00 A.M.

(PREVIOUSLY ADJOURNED AND CONTINUED FROM PRIOR AUCTION – DECEMBER 20, 2024)



FEATURES:

LAND:

- Parcel #1: Map R57, Block 6, Lot 8 •
- Parcel #2: Map R57, Block 4, Lot 3 •
- ± ¾ Total Acres of Land or ±35,501 S/F •
- (2) Paved Parking Areas for a Total of ± 45 Vehicles •
- ±100' Frontage on Edge Hill Road • One Curb Cut •
- ±140' Frontage on Main Street •
- Public Water & Sewer • Zoned: Commercial and Residential A3 •

IMPROVEMENTS:

- 4-Story Office Building •
- ±12,500 S/F of Gross Building Area •
- (12) Gas-Fired Individual HVAC Units •
- 100% Wet Sprinkler System •
- Basement • Brick Exterior • Elevator (±2,500 lb. Cap.) •
- Each Floor Consists of:
 - (3) Office Units:
 - (3) Separate Electric & Gas Meters •
 - (2) Restrooms • Hallways • Stairwells •
 - Private & Open Office Areas •
 - Ceramic, Hardwood & Vinyl Flooring •
 - Exposed Interior Brick Walls •
- ★ CURRENTLY OWNER OCCUPIED WITH A LICENSED MANUFACTURING OPERATION ★

1% BROKER INCENTIVE OFFERED!!!

SALE PER ORDER OF MORTGAGEE

THOMAS J. HAMEL, ESQ.
Of the Firm of COURTNEY, LEE & HAMEL, P.C.
31 WENDELL AVENUE, PITTSFIELD, MA
ATTORNEY FOR MORTGAGEE

Aaron Posnik
AUCTIONEERS • APPRAISERS

Terms of Sale:

\$75,000.⁰⁰ INITIAL DEPOSIT CASH OR CERTIFIED CHECK.
DEPOSIT MUST BE INCREASED TO 10% OF
PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
5% BUYERS PREMIUM APPLIES.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

MORTGAGEE SALE OF REAL ESTATE BY

PUBLIC AUCTION

• WALTHAM, MASSACHUSETTS •

±12,500 S/F
4 STORY

OFFICE BUILDING

"CLOSE PROXIMITY TO ALL AMENITIES"

38 & 40 Edge Hill Road
WALTHAM, MASSACHUSETTS

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AUCTIONEERS • APPRAISERS

MA Auc. Lic. #161
PA Auc. Lic. #AY000241L
Est. 1932

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Toll Free 1-877-POSNIK-1 (767-6451)

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

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(610) 853-6655 (Fax) 853-6633

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West Springfield, MA 01089

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Springfield, MA

RETURN SERVICE REQUESTED

1% BROKER INCENTIVE OFFERED!!!

FRIDAY, FEBRUARY 21ST AT 11:00 A.M.
38 & 40 EDGE HILL ROAD WALTHAM, MASSACHUSETTS



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