

MORTGAGEE'S SALE OF REAL ESTATE BY

A PUBLIC AUCTION • FITCHBURG •

±\$100,000.00
GROSS ANNUAL
INCOME!

28 ROOM / 12 BEDROOM 3 STORY

6 UNIT APARTMENT BUILDING

“CLOSE PROXIMITY TO ALL AMENITIES”

272-278 Kimball Street FITCHBURG, MASSACHUSETTS

To be Sold on the Premises

THURSDAY, APRIL 3RD at 11:00 A.M.



Features:

- 3 Story 6 Unit Apartment Building • ±7,040 S/F of Land •
- Total of (28) Rooms w/ (12) Bedrooms & (6) Baths •
- ±5,275 S/F of Gross Living Area •
- **4 Units:** (5) Rooms w/ (2) Bedrooms & (1) Bath (±925 S/F Each) •
- **2 Units:** (4) Rooms w/ (2) Bedrooms & (1) Bath (±787 S/F Each) •
- Gas Heat (Each Unit) • Private Water and Sewer • Zoned: RC •
- WNRD: Book 8468, Page 180 •

Terms of Sale:

\$25,000.⁰⁰ Initial Deposit Bank or Certified Funds. Deposit to be Increased to 10% of Purchase Price within 5 Business Days of Auction Date. 6% Buyer's Premium Applies. Other Terms to be Announced at Time of Sale.

1% BROKER INCENTIVE OFFERED!!

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
Established 1932

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