

PUBLIC AUCTION

• LUDLOW, MASSACHUSETTS •

★ MIXED USE PROPERTY ★
• (2) BUILDINGS •

INCLUDES:

- RETAIL/GARAGE BUILDING •
 - 2 – STORY SINGLE FAMILY HOME
- “CLOSE PROXIMITY TO INTERSTATE 90 (MASSPIKE)”

185 MILLER STREET

LUDLOW, MASSACHUSETTS

CANCELLED

★ To be sold in Its Entirety on the Premises ★



RETAIL/GARAGE BUILDING



REAR VIEW OF RETAIL/GARAGE BUILDING



2-STORY SINGLE FAMILY HOME

LAND:

- ±2 ¾ Acres of Land • (2) Curb Cuts on Miller Street •
- Paved Parking for ±22 Vehicles • Pole Signage •
- Assessor's Map: 30-10400-42-0-R •
- Zoned: Agricultural Within Business Overlay •
- All Public Utilities to Site • ±575' Frontage on Miller Street •

RESIDENTIAL HOUSE:

- 2 – Story Single Family Home •
- Total of (6) Rooms w/ (3) Bedrooms & (1 ½) Baths •
- ±1,940 S/F of Gross Living Area •
- Gas FWA Heat & Pellet Stoves •
- Carpet, Hardwood & Vinyl Floors •
- Cathedral Ceiling in Master Room • Gazebo •
- 200 AMP Electrical Service •

RETAIL/GARAGE BUILDING:

- Multi – Level Building • ±5,960 S/F of Area •
- Metal Panel Construction •
- (4) Overhead Doors • (3) Pedestrian Doors •
- Rear Wood Deck w/ Stairwell •

LOWER LEVEL:

- Retail Area • Concrete Floors • Halogen Lighting •
- Pellet Stove Heat •
- Central Vacuum • 200 AMP Electrical Service •

UPPER LEVEL:

- Retail & Repair Area • (2) Handicap Accessible Lavatories •

MEZZANINE

- ±600 S/F • Office/Living Area • Open Office Area •
- Private Office •
- Full Basement • Vinyl & Carpet Floors •

Terms of Sale:

\$5,000.⁰⁰ Deposit is required at time of Auction, Cash or Certified Funds.

5% Buyer's Premium Applies.

Other Terms to be announced at time of sale

Sale per Order of Mortgagee

Attorney Jonathan Sapirstein
of the firm of Sapirstein & Sapirstein, P.C.
1331 Main Street, Springfield, MA
Attorneys for Mortgagee

Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC AUCTION

• LUDLOW, MASSACHUSETTS •

★ MIXED USE PROPERTY ★ • (2) BUILDINGS •

INCLUDES:

- 1) RETAIL/ GARAGE BUILDING •
- (1) 2 – STORY SINGLE FAMILY HOME •

“CLOSE PROXIMITY TO INTERSTATE 90 (MASSPIKE)”

**185 MILLER STREET
LUDLOW, MASSACHUSETTS**

★ To be sold in Its Entirety on the Premises ★

**THURSDAY, NOVEMBER 10TH
AT 11:00 A.M.**

TERMS OF SALE: \$5,000.⁰⁰ Deposit is required

At time of Auction, Cash or Certified Funds.

5% Buyer's Premium Applies.

Other Terms to be announced at time of sale

Aaron Posnik

AUCTIONEERS • APPRAISERS



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

Visit our Website @ www.posnik.com
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

Aaron Posnik & Co., Inc.
31 Capital Drive
West Springfield, MA 01089

Presorted
First Class Mail
U.S. POSTAGE
PAID
Permit No. 12
Springfield, MA

RETURN SERVICE REQUESTED

THURSDAY, NOVEMBER 10TH AT 11:00 A.M. LUDLOW, MASSACHUSETTS



RETAIL/GARAGE BUILDING



REAR VIEW OF RETAIL/GARAGE BUILDING

Terms of Sale:

\$5,000.⁰⁰ Deposit is required

At time of Auction, Cash or Certified Funds.

5% Buyer's Premium Applies.

Other Terms to be announced at time of sale

★ MIXED USE PROPERTY ★ • (2) BUILDINGS •

INCLUDES:

- (1) RETAIL/GARAGE BUILDING •
- (1) 2-STORY SINGLE FAMILY HOME •

“CLOSE PROXIMITY TO INTERSTATE 90 (MASSPIKE)”



2-STORY SINGLE FAMILY HOME

Sale Per Order of Mortgagee

Attorney Jonathan Sapirstein

of the firm of Sapirstein & Sapirstein, P.C.

1331 Main Street, Springfield, MA

Attorneys for Mortgagee

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

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

Aaron Posnik & Co., Inc.