

PUBLIC AUCTION

• LENOX, MASSACHUSETTS •

(32) ROOM BED & BREAKFAST INN

• LAND • BUILDING • EQUIPMENT •

• FURNISHINGS • LIQUOR LICENSE •

"LOCATED IN DOWNTOWN LENOX CENTER"

16 Church Street LENOX, MASSACHUSETTS

To be sold on the Premises in its Entirety

FRIDAY, JUNE 9TH AT 11:00 A.M.



REAL ESTATE:

LAND:

- ± 0.64 Acres or (± 27,828 S/F) • Parking for ± 35 Vehicles (Permitted) •
- One Curb Cut on Church Street • Public Water & Sewer •
- Zoned: Commercial (C) • Assessor's Map 43, Lot 162 •

IMPROVEMENTS:

- 2 & 3 Story (32) Room Bed & Breakfast • ±19,500 S/F Gross Building Area •
- (13) Tier 1 Rooms • (11) Tier 2 Rooms • (8) Tier 3 Rooms •
- Guest Rooms Range in Size from 200 S/F to 500 S/F •
- Individually Controlled Heating, Cooling, Smoke & Fire Detectors •
- Some Rooms have Fireplaces & Jacuzzi's • Fire & Security Alarm •
- Building is Heated via Gas Hot Water Baseboard •
- Kitchen and Tavern are Wet Sprinklered •

FIRST FLOOR:

- (6) Guest Rooms • Reception / Sitting Area •
- (2) Dining Areas (55 Person Cap.) • Kitchen • Sitting Room •
- Hardwood & Carpet Floors •

SECOND FLOOR:

- (18) Guest Rooms • Carpeted Floors • (2) Offices •

THIRD FLOOR:

- (8) Guest Rooms • Rooms 36 & 37 consists of a Total of (3) Rooms w/ (2) Bedrooms, (2) Baths, Kitchenette & Sitting Area •

LOWER LEVEL:

- Tavern • (2) Car Built-In Garage •

TERMS OF SALE:

\$25,000.00 Initial 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.

1% BROKER INCENTIVE

Aaron Posnik

AUCTIONEERS • APPRAISERS

PERSONAL PROPERTY:

KITCHEN EQUIPMENT: Nor-Lake Walk-In Cooler • S.S. Sinks •
• Blodgett Combi Oven, Gas • Vulcan 8B Stove w/ Lower Oven •
• Toastmaster Griddle • 5 - Compartment Steam Table •
• Butcher Block Prep Tables • Panasonic Microwave •
• (2) True S.S. Upright Refrigerators • Hobart Dough Mixer •
• Hobart Flow-Thru S.S. Dishwasher • (2) Ass't Upright Freezers •
• 10' Overhead Exhaust Hood • Nor-Lake S.S. 2D Upright Refrigerator •
• Bunn Coffee Maker • Toastmaster S.S. Bread Warmer •
• Star Conveyor Type Toaster • LaCimbali Espresso Machine •
• Large Quantity of Dishwares, Utensils, Pots, Pans, S.S. Containers,
Glassware, Cups, Etc. Etc. •

EQUIPMENT: ADC Front Loader Elec. Dryer • Kenmore & Amana Washers
• Perlick 6' 3D Beer Cooler • (2) S.S. Sinks • S.S. Ice Bins •
• Panasonic 50' Flat Screen T.V. • Built-In Walk-In Cooler •
• G.E. Under counter Refrigerator • Emerson Microwave •
• Mackie 12-Channel Mixer/ AMP. W/ Speakers & Strobe Lights •
• Large Quantity of Glasses, Bar Utensils, Etc. Etc. •

FURNISHINGS: Ass't Wood Tables • Side Chairs • Flat Screen T.V.'s • Wood Hutches •
Uph. Winged Back Chairs • Bookcases • Uph. Sofas • Grandfather & Mantle Clocks •
Mirrors • Floor & Table Lamps • Cabinets •

GUEST ROOMS: King, Queen & Full Beds, Some w/ Canopies • Dressers •
• Ass't Tables • Armoires • Table & Floor Lamps • Uph. Chairs • Color T.V.'s •
• Some Rooms w/ Jacuzzi's & Fireplaces • Mirrors • Oriental Type Carpets & Throw Rugs
• Large Quantity of Paintings, Wall Prints • Artifacts • Clocks • Comforters • Bed Sheets
• Pillows, Etc. Etc. •

★ WI-FI Available ★

Sale Per Order of Owner

Attorney William E. Martin
Martin & Oliveria, LLP
The Clocktower
75 South Church Street, Pittsfield, MA

OWNER'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• LENOX, MASSACHUSETTS •



"THE VILLAGE INN"

**16 CHURCH STREET
LENOX, MASSACHUSETTS**

To be Sold on the Premises in its Entirety

FRIDAY, JUNE 9TH AT 11:00 A.M.

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

RETURN SERVICE REQUESTED

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

1% BROKER'S INCENTIVE OFFERED!!!!

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

**FRIDAY, JUNE 9TH AT 11:00 A.M.
16 CHURCH STREET, LENOX, MASSACHUSETTS**



**(32) ROOM
BED & BREAKFAST INN**

☆ **48/65 SEAT IN & OUTDOOR RESTAURANT** ☆

• LAND • BUILDING • EQUIPMENT •

• FURNISHINGS • LIQUOR LICENSE •

"LOCATED IN DOWNTOWN LENOX CENTER"

**Lower level: 50 Seat Village Inn Tavern
(Liquor license allows live music and dancing till 1 a.m.)**

TERMS OF SALE:

\$25,000.⁰⁰ Initial 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.

**INSPECTIONS: UPON REQUEST CALL AUCTION OFFICE
MORNING OF SALE 9:00 A.M. – 11:00 A.M.**

Aaron Posnik

AUCTIONEERS • APPRAISERS

Sale Per Order of Owner
Attorney William E. Martin
Martin & Oliveria, LLP
The Clocktower
75 South Church Street, Pittsfield, MA

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