

PUBLIC AUCTION

• NORTHAMPTON, MASSACHUSETTS •

±21,335 S/F
(3) LEVEL



COMMERCIAL OFFICE BUILDING

"CLOSE PROXIMITY TO DOWNTOWN NORTHAMPTON"

47 Pleasant Street, NORTHAMPTON, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

FRIDAY, NOVEMBER 3RD AT 11:00 A.M.



FRONT VIEW



REAR VIEW



FRONT VIEW

FEATURES:

LAND:

- ±0.43 Acres (±18,731 S/F) •
- Paved Parking for ±25 Vehicles (Rear) •
- ±130' Frontage on Pleasant Street •
- ±150' Frontage on Armory Street •
- Public Water & Sewer • Zoned: Central Business (CB) •
- Assessor's ID: 32C, Lot 40 •

IMPROVEMENTS:

- (3) Level Commercial Office Building •
- ±21,335 S/F of Building Area •
- Gas FWA Heat • Central air Conditioning •
- Full Foundation (Partially Finished) • Brick Exterior •
- Flat Rubber Membrane Roof •
- Masonry Wood & Steel Construction •
- Common Hallways, Stairwells & Elevator •
- (2) Restrooms Per Floor •
- Ceramic Tile, Carpeted & Hardwood Floors •
- Exposed Brick Walls & Beam Ceilings •
- **LOWER LEVEL:** Office Unit (±2,773 S/F) •
 - (35) Storage Units (±4,100 S/F) •
- **FIRST FLOOR:** (4) Office Units (Ranging in Size from ±1,745 S/F to ±2,778 S/F) •
- **SECOND FLOOR:** (2) Office Units (±2,708 S/F & ±3,145 S/F) •

SALE PER ORDER OF MORTGAGEE

Attorney Jonathan C. Sapirstein
Of the firm of Sapirstein & Sapirstein, PC
1500 Main Street, Springfield, MA
Attorney for Mortgagee

TERMS OF SALE:

\$50,000.00 Initial Deposit Is Required At Time Of Auction In Bank Or Certified Funds.
Deposit to be increased to 10% of Purchase Price Within 5 Business Days.
5% Buyer's Premium Applies.
Other Terms To Be Announced At Time of Sale.

Aaron Posnik

AUCTIONEERS • APPRAISERS

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• NORTHAMPTON, MASSACHUSETTS •

±21,335 S/F
(3) LEVEL

COMMERCIAL OFFICE BUILDING

"LOCATED ON THE CORNER OF PLEASANT & ARMORY STREETS"

47 Pleasant Street
NORTHAMPTON, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

FRIDAY, NOVEMBER 3RD AT 11:00 A.M.

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DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.

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

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1% BROKER INCENTIVE OFFERED!!!

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P.O. Box 247 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

FRIDAY, NOVEMBER 3RD AT 11:00 A.M. 47 PLEASANT STREET NORTHAMPTON, MASSACHUSETTS



FRONT VIEW



REAR VIEW

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