

PUBLIC AUCTION

• WILLIAMSBURG, MASSACHUSETTS •

ONE & TWO STORY COMMERCIAL RESTAURANT & BREWERY BUILDINGS

"CLOSE PROXIMITY TO ALL AMENITIES"

4 Main Street WILLIAMSBURG, MASSACHUSETTS

To be sold on the Premises

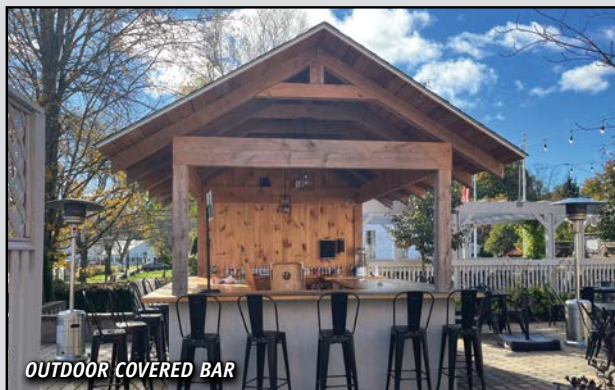
WEDNESDAY, MARCH 27TH AT 11:00 A.M.



RESTAURANT BUILDING



BREWERY BUILDING



OUTDOOR COVERED BAR

FEATURES:

LAND:

4 Main Street

- ± One Acre (Combined) • ±183 Ft. Frontage on Main Street •
- ±226 Ft. Frontage on Petticoat Hill Road •
- Paved Parking for ±48 Vehicles • Poured Concrete Sidewalks •
- Decorative Landscaping • Street Signage •
- Municipal Water & Sewer • Zoned: Mixed Village •

Parcel #J-103

- ±13,068 S/F of Land • ±115 Ft. Frontage on Petticoat Hill Road •
- ±84 Ft. Frontage on Williams Street •

IMPROVEMENTS:

Restaurant

- 2 Story Wood Framed Building • ±8,766 S/F of Gross Area •
- Outdoor Patio Covered Bar & Gazebo •

1ST FLOOR: Bar Area • Dining Rooms • Kitchen Area •

- Bathrooms • ADA Accessibility • Exposed Wood Beams •
- Wood Plank Floors •

2ND FLOOR: Banquet Rooms • Several Rooms • Office •

- Clapboard & Stone Exterior • Propane Hydronic Boiler •
- Central A/C •

Brewery

- Single Story Steel Framed Building • ±4,630 S/F of Area •
- ±28 – 42 Ft. Ceiling Heights • 12'x10' Overhead Door (Drive-In) •
- 8'x8' Overhead Door (Dock Height) • Large Open Space •
- Mechanical Room • Bathroom • Concrete Slab Foundation •
- Hardiplank Clapboard & Stone Exterior •
- Propane Unit Heaters • Wet Sprinklered • Etc. •

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.

1% BROKER INCENTIVE OFFERED!!!

Aaron Posnik

AUCTIONEERS • APPRAISERS

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• WILLIAMSBURG, MASSACHUSETTS •

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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

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

RETURN SERVICE REQUESTED

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Springfield, MA

1% BROKER INCENTIVE OFFERED!!!

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

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

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

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