

PUBLIC AUCTION

MORTGAGEE'S SALE OF REAL ESTATE TO BE SOLD ON THE PREMISES

- COMMERCIAL REAL ESTATE • LAND •
- SHOPPING CENTER •
- OFFICES & WAREHOUSE •



351-355 FRONT STREET CHICOPEE, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

WEDNESDAY, AUGUST 19TH AT 11:00 A.M.

1% BROKER INCENTIVE OFFERED!!!

LAND:

- ±1 1/3 Acres • ±325 Ft. Frontage Along Front Street •
- ±153 Ft. Frontage Along Grape Street • ±95 Ft. Frontage Along Ames Avenue • ±171 Ft. Frontage Along Chase Place •
- Paved Parking for ±75 Vehicles, Upper & Lower Levels • (4) Curb Cuts •
- Zoned: Business A • Public Water & Sewer • Assessor's Map 98, Parcel #19 •

SITE IMPROVEMENTS:

- Single Story Multi-Tenanted Commercial Building • Rear Full Walk-Out Lower Level •
- (2) Units Upper level • (1) Unit Walk-Out Lower Level •
- Brick & Steel Framed Construction • Rear Dock • 2,000 Amp Electrical Service •
- Units Separately Metered • Gas/Electric Fired HVAC Systems •
- Fire Alarm, Heat & Smoke Detectors •

UPPER LEVEL:

- ±14,500 S/F of Total Area • (2) Units •
- (1) Unit w/ ±2,250 S/F • (1) Unit w/ ±13,850 S/F •
- (5) Lavatories w/ (4) ADA Compliant •

REAL LOWER LEVEL:

- ±12,900 S/F of Total Area • ±6,160 S/F of Office Area •
- ±6,740 S/F of Warehouse Area •
- Front Reception Area • (6) Private Offices • Open Cubicle Area •
- Conference Room • Kitchenette • (2) ADA Compliant Lavatories •
- Gas Fired Unit Heaters in Warehouse •

★ Close Proximity to Mass Pike & Interstates 391 & 91 ★



RECEPTION AREA

SALE PER ORDER OF MORTGAGEE
JONATHAN C. SAPIRSTEIN, ESQ.

OF THE FIRM OF SAPIRSTEIN & SAPIRSTEIN, P.C., 1331 MAIN STREET, SPRINGFIELD, MA
ATTORNEYS FOR MORTGAGEE

TERMS OF SALE

REAL ESTATE: \$50,000.00 INITIAL DEPOSIT BY BANK, CASHIER'S OR CERTIFIED CHECK
5% BUYERS PREMIUM APPLIES
DEPOSITS TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

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MONDAY, AUGUST 17TH & TUESDAY, AUGUST 18TH - 10:00 A.M. TO 4:00 P.M.
& MORNING OF SALE - 8:30 A.M. TO 11:00 A.M.

INSPECTIONS BY APPOINTMENT ONLY
PLEASE CALL OR EMAIL OUR OFFICE AT INFO@POSNIK.COM

Aaron Posnik
AUCTIONEERS • APPRAISERS

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31 Capital Drive • West Springfield, MA 01089
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PUBLIC AUCTION

351-355 FRONT STREET

Pilgrim Interiors CHICOPEE, MASSACHUSETTS
TO BE SOLD ON THE PREMISES
AND BY LIVE INTERNET BIDDING

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& MORNING OF SALE - 8:30 A.M. TO 11:00 A.M.
BY APPOINTMENT ONLY

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TERMS & CONDITIONS:

EVERYTHING SOLD "AS IS/WHERE IS"

TERMS OF SALE:

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PERSONAL PROPERTY: 25% DEPOSIT AT TIME OF SALE BY CASH, CERTIFIED OR BANK CHECK. 13% BUYER'S PREMIUM APPLIES ON ALL PURCHASES. PERSONAL OR COMPANY CHECK ACCEPTED ONLY IF ACCOMPANIED WITH A BANK LETTER GUARANTEEING PAYMENT. EXAMPLE OF BANK LETTER OF GUARANTEE: THIS BANK GUARANTEES PAYMENT TO AARON POSNIK & CO., INC. ON ACCOUNT # _____ UP TO THE AMOUNT OF \$ _____ FOR PURCHASES MADE AT THE PILGRIM INTERIORS, INC. AUCTION TO BE HELD ON WEDNESDAY, AUGUST 19TH. NO PURCHASE REMOVED UNTIL COMPLETE SETTLEMENT IS MADE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

SALES TAX:

MASSACHUSETTS SALES TAX LAWS APPLY.
DEALERS BRING COPY OF EXEMPT CERTIFICATE.

BID LIVE BY PHONE:

CALL US BY **FRIDAY, AUGUST 14TH** TO SET UP THE DETAILS.

BID LIVE BY INTERNET:

VISIT OUR WEBSITE AT POSNIK.COM OR BIDSPOTTER.COM FOR INSTRUCTIONS ON BIDDING ONLINE.

BID BY MAIL:

IF YOU CANNOT ATTEND THIS AUCTION IN PERSON WE WILL BE HAPPY TO RECEIVE YOUR BID ON THE ITEMS THAT YOU DESIGNATE (IF YOUR BID IS SENT BY MAIL OR FAX AND RECEIVED BY OUR OFFICE AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE SALE). IF YOU WISH TO BID BY MAIL, KINDLY PROVIDE A COMPLETE LIST OF THE ITEMS DESIRED AND ENCLOSE A 25% DEPOSIT BY CERTIFIED CHECK. YOU WILL BE RESPONSIBLE FOR PURCHASES IF YOU ARE THE HIGH BIDDER, UNDER THE TERMS AND CONDITIONS TO BE ANNOUNCED AT TIME OF SALE. IF YOU ARE THE SUCCESSFUL BIDDER, WE WILL NOTIFY YOU WITHIN 24 HOURS OF THE SALE AND YOU MUST MAKE PAYMENT OF THE BALANCE DUE BY WIRE TRANSFER TO OUR BANK WITHIN 24 HOURS OF NOTIFICATION. IF YOU ARE UNSUCCESSFUL IN YOUR BID, YOUR DEPOSIT WILL BE RETURNED TO YOU WITHIN 72 HOURS OF THE SALE.

IMPORTANT NOTE REGARDING THE AUCTION & INSPECTIONS:

WE ARE DOING OUR BEST TO ENSURE OUR STAFF AND CUSTOMERS ARE AS SAFE AS POSSIBLE. IF YOU WISH TO INSPECT THE ASSETS, WE ASK THAT YOU MAKE AN APPOINTMENT SO WE MAY TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN HEALTH AND SAFETY PROTOCOLS.

THE COVIDVIRUS STILL REMAINS A POTENTIAL RISK IN ANY PERMITTED PUBLIC GATHERING. ALL AUCTION SALE ATTENDEES SHOULD REMAIN MINDFUL TO OBSERVE SOCIAL DISTANCING AND ALL OTHER CDC AND GOVERNMENTAL HEALTH CAUTIONS. WE CANNOT BE RESPONSIBLE FOR ANY VIOLATIONS BY ANY PERSONS, OR RISK OF CONTRACTION IN ANY EVENT.

PLEASE MAINTAIN 6' DISTANCE BETWEEN YOURSELF AND OTHERS. PLEASE DO NOT ATTEND IF YOU ARE EXPERIENCING ANY SYMPTOMS OF ILLNESS OR HAVE BEEN EXPOSED TO SOMEONE WHO HAS, OR HAVE TRAVELLED OUTSIDE OF THE UNITED STATES IN THE LAST MONTH. MASKS REQUIRED. PLEASE CONTACT OUR OFFICE AT 413-733-5238 OR EMAIL INFO@POSNIK.COM FOR MORE DETAILS. (PLEASE ALLOW 24 HRS FOR A RESPONSE).

PLEASE BE AWARE OF THE COVID-19 TRAVEL ORDER ISSUED BY THE COMMONWEALTH OF MASSACHUSETTS (SEE [HTTPS://WWW.MASS.GOV](https://www.mass.gov) FOR ADDITIONAL INFORMATION).

THE INFORMATION DESCRIBED IN THIS BROCHURE IS CORRECT TO THE BEST OF OUR KNOWLEDGE BUT WE CANNOT GUARANTEE SAME. IT IS FOR THIS REASON THAT BUYERS SHOULD AVOID THEMSELVES OF THE OPPORTUNITY FOR INSPECTION PRIOR TO THE SALE.



2016 NISSAN CARGO VAN

2016



2015 GMC SAVANA CARGO VAN

2015



2014 GMC SAVANA CARGO VAN

2014



2014 GMC SAVANA CARGO VAN

2014



2013 GMC SAVANA CARGO VAN

2013



2013 WACKER WL30 WHEEL LOADER

2013



2016 GMC SIERRA PICKUP TRUCK

2016



2015 GMC SIERRA PICKUP TRUCK

2015



2014 GMC SIERRA PICKUP TRUCK

2014



2006 GMC 3500 PICKUP TRUCK

2006

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Visit our Website @ www.posnik.com

WEDNESDAY, AUGUST 19TH

AT 11:00 A.M.



2011 CADILLAC ESCALADE SUV



2012 MITSUBISHI FUSO BOX TRUCK



SKYJACK SCISSOR LIFT



JLG SCISSOR LIFT

PICKUP TRUCKS

- **2016 GMC Sierra 2000 HD**, 4x4, Full Power, 8' Bed, Magnesium Tool Box, Fisher 8' Storm Guard Plow w/ Minute Mount 2, VIN # 1GT02REG9GZ318290 (116,458 Miles) •
- **2015 GMC Sierra**, AT, AC, PL, 8' Bed w/ Magnesium Tool Box, VIN # 1GTN1TEHFZ210063 (77,242 Miles) •
- **2014 GMC Sierra**, AT, AC, PW, PL, PD, Back-Up Camera, 8' Bed, Cap & Roof Rack, VIN # 1GTN1TEH7EZ404564, (186,198 Miles) •
- **2006 GMC 3500 SLT**, 4x4, Allison Duramax, AT, Full Power, Running Boards, Heated Seats, VIN # 1GTK33D66F187814, (276,730 Miles) •

VEHICLES

- **2016 Nissan NV2500 HD Cargo Van**, AT, AC, PW, PL, Cargo Divider, Side & Rear Doors, VIN # 1N6AFOLYXGN806023 (114,173 Miles) •
- **2015 GMC Savana**, AT, AC, PW, PL, Side & Rear Doors, Roof Rack, VIN # 1GTW7GCF5F1265966 (95,700 Miles) •
- **2014 GMC Savana**, AT, AC, PW, PL, Side & Rear Doors, Roof Rack, VIN # 1GTW7GCG1E1137988 (150,623 Miles) •
- **2014 GMC Savana G2500**, AT, AC, PW, PL, Cargo Divider, Side & Rear Doors, VIN # 1GTW7FCA9E1912043 (143,860 Miles) •
- **2013 GMC Savana**, AT, AC, PL, PW, Side & Rear Doors, Roof Rack, VIN # 1GTW7GBA7D1135061 (190,304 Miles) •

BOX TRUCK

- **2012 Mitsubishi FUSO FE160 Diesel Box Truck**, AT, AC, PW, PL w/ Morgan 16' Aluminum Body, & Hyd. Tailgate 3300# Cap., VIN # JL6BNG1A3CK001797, (55,555 Miles) •

SUV

- **2011 Cadillac Escalade Platinum**, Full Power, NAV, Sunroof, Rear TV, Leather Interior, VIN # 1GY54DEF8BR119215, (122,939 Miles) •

SCISSOR LIFTS

- **JLG**, 500# Cap., 19' Lift Ht., 6'x30" Platform, Mod. 932-EZ, S/N 200103536, (2002) •
- **Skyjack**, 500# Cap., 6' Lift Ht., 7'x21" Platform, Mod. SJKKK-3226, S/N 28277 (2001) •

SNOW PUSHER

- **Kage 8' Pusher**, Mod. SK2001, S/N 124-11534 •

OFFICE MACHINES & FURNISHINGS

- **HP LaserJet T1500 Wide Format Printer** •
- **(7) Planer 2 & 4 Screen Computer Monitor Units** •
- **(2) Canon ImageClass All-In-One Machines**, D1320 & MF726CD •
- **Ricoh SP-C252DH Printer** •
- **HP ScanJet Pro 3500 Scanner** • **Brother Fax 2828** • **Sony 75" HD TV** •
- **Samsung 55" HD TV** • **JVC 42" HD TV** • **Wynter Beverage Cooler** •
- **Maytag Refrigerator/Freezer** • **LG Microwave** •
- **Keurig Coffee Maker** • Etc. • Etc. •

Furnishings Including:

- **Cherry Glass Top Reception Desk** • **Glass Top Cocktail Tables** •
- **Framed Paintings** • **Planters** • **Marking Boards** • Etc. • Etc. •

WHEEL LOADER

- **2013 Wacker Neuson WL30**, Enclosed Cab, Heat & AC, GP Bucket, S/N 3016338, (400 Hrs.) •

MACHINERY

- **Graco GH833** Port. Gas Hyd. Airless Sprayer •
- **Graco Texspray Mark V** Airless Texture/Paint Sprayer •
- **Graco Texspray RTX5000PX** Airless Texture Sprayer •
- **(2) Graco Texspray RTX1250** Airless Texture Sprayers •
- **Titan 640** Impact Airless Paint Sprayer •
- **(2) Novair 2000** Negative Air Machines •
- **Accu-1** Insulation Blowing Machine, M/N 921B •

SUPPORT EQUIPMENT

Vanguard Scaffolding Including:

- (30) 10' Aluminum Planks • (30) Port. Staging Platforms •
- (40) Steel Staging Frames •
- **(12) Ass't Ridgid** Port. Gang Boxes 4' & 5' •
- **(3) Rubbermaid** Utility Tilt Carts, M/N 1314 •
- **(2) U-Line** Hyd. Pallet Jacks, 5000# Cap. • **4' Panel Carts** •
- **Aluminum Platform Trucks** •
- **(25) Werner** Fiberglass Stepladders, 12'-8'-6' & 4' •
- **(2) Aluminum Ext. Ladders** 20' & 40' •
- **Lynn Ext. Planks** • **Flameproof Cabinets** • **100 Gal. Aluminum Fuel Tank** •
- **Cub Cadet** Gas Chipper/Shredder/Vacuum, # CSV050 •
- **Champion 4000W** Gas Generator • **Homelite** Port. Pressure Washer, Gas •
- **Port. Water Hose Carrier** • **Shop Vacuums** •
- **Honeywell** Eye Wash Station • Etc. • Etc. •

LATE TYPE FITNESS & GYM EQUIPMENT

- **Hoist M17** Functional Trainer • **Octane XTone** Elliptical Machine •
- **Octane Lateral X** Elliptical Machine • **Hampton** Plate Weights •
- **Hoist** Work-Out Bench • **Century** Wave Master XXL Punching Bag •
- **Fighting Title** Speed Bag • **Air Fox** Tumbling Mat • **Monkey** Tricep Rope •
- **8D Glass & Formica Locker Unit** • **Benches** • Etc. • Etc. •

TOOLS

Large Quantity of Hand Tools Including:

- **Porter Cable** Drywall Sanders, #7800 •
- **(3) Hilti DSH 700** Pipe Cutters, Gas •
- **Hilti** Rotary Hammers • **Q.D. Fastening Guns** • **Powder ACT. Tools** •
- **Nailers** • **Drills** • **Impact Drivers** • **Laser Levels** • Etc. •
- **Milwaukee** SawZalls • **Ryobi 10"** Table Saw •
- **Masonry, Mitre, Spiral & Circular Saws** •
- **Sheet Rock Bead Hoppers & Panel Lifter** •
- **(60) 100' Extension Cords** • **Bolt Cutters** • Etc. • Etc. •

BID FROM THE COMFORT OF YOUR OFFICE!!!

You can bid on the equipment in the following ways:

- **LIVE PHONE BID:** Call us by **FRIDAY, AUGUST 14TH** to set up the details* •
- **INTERNET BID:** Visit posnik.com or bidspotter.com to register online.* •
- **PROXY BID:** Call us and we'll be happy to fax you a proxy bid form. Fill it out, fax it back and we'll bid on your lot for you.* •
- * **We must receive a 25% deposit of all proxy and phone bids before the auction to secure your bid.**

To Bid Online Visit
www.posnik.com or
www.bidspotter.com

Webcasts Powered by

BidSpotter.com

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AUCTIONEERS • APPRAISERS



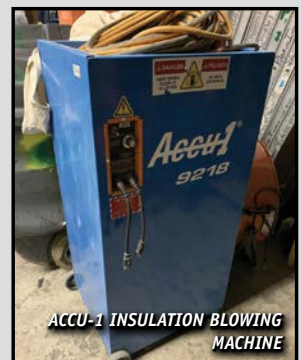
GRACO GH833 AIRLESS SPRAYER



TEXSPRAY RTX 5000 TEXTURE SPRAYER



GRACO RTX500 TEXTURE SPRAYER



ACCU-1 INSULATION BLOWING MACHINE

PUBLIC AUCTION

- COMMERCIAL REAL ESTATE • LAND •
- SHOPPING CENTER •
- OFFICES • WAREHOUSE •
- METAL FRAMING & DRYWALL CONTRACTOR
- PICKUP & BOX TRUCKS • CARGO VANS •
- SUV • WHEEL LOADER • SCISSOR LIFTS •
- MACHINERY • TOOLS • SUPPORT EQUIPMENT •
- FITNESS EQUIPMENT • OFFICE FURNISHINGS •

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JONATHAN C. SAPIRSTEIN, ESQ.

OF THE FIRM OF SAPIRSTEIN & SAPIRSTEIN, P.C.,

1331 MAIN STREET, SPRINGFIELD, MA

ATTORNEYS FOR MORTGAGEE & SECURED PARTY

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RETURN SERVICE REQUESTED

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

**MORTGAGEE'S SALE OF REAL ESTATE
TO BE SOLD ON THE PREMISES**

**SECURED PARTY SALE OF PERSONAL PROPERTY
TO BE SOLD BY LIVE WEBCAST ONLY**

BidSpotter.com

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- COMMERCIAL REAL ESTATE • LAND •
- METAL FRAMING & DRYWALL CONTRACTOR •

**SECURED PARTY SALE OF PERSONAL PROPERTY
TO BE SOLD BY LIVE INTERNET BIDDING ONLY**

- PICKUP & BOX TRUCKS • CARGO VANS •
- SUV • WHEEL LOADER • SCISSOR LIFTS •
- MACHINERY • TOOLS • SUPPORT EQUIPMENT •
- FITNESS EQUIPMENT • OFFICE FURNISHINGS •



2016 NISSAN CARGO VAN



2013 WACKER WL30 WHEEL LOADER

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