

**PRIME  
LOCATION IN  
DOWNTOWN  
SPRINGFIELD,  
MASSACHUSETTS**

1049-1063  
Main Street  
& 12-16 Park Street,  
Springfield,  
Massachusetts 01103

**DATE:**

Wednesday,  
August 15th

**TIME:** 11:00 A.M.

**INSPECTION:**

Morning of Sale  
at 9:00 A.M. or  
by Appointment

**HIGHLIGHTS:**

- Centrally Located in Downtown Springfield, Massachusetts
- Convenient to District & Federal Courthouses, City Hall, Symphony, Mass Mutual Center, Basketball Hall of Fame, Restaurants, Shopping, Hotels, Interstate 91 & 291, & Local Bus Route
- (3), 2 & 3 Story Masonry Buildings w/Approx. 45,000± Sq. Ft. on (3) Parcels of Land (Approx. 16,000 Sq. Ft.)
- Fourth Parcel of Land w/Approx. 5,000 Sq. Ft. Sold Separately as Parking
- Electric Heat
- Partial Central Air-Conditioned
- Elevator

For complete catalog go to  
[crgauction.com](http://crgauction.com)  
or call 1.800.300.6852

# CRG AUCTION

**EXCELLENT DEVELOPMENT OPPORTUNITY WITH RETAIL, EXECUTIVE, OR PROFESSIONAL OFFICE, RESTAURANT, NIGHTCLUB, OR RESIDENTIAL OPPORTUNITIES**

**45,000± Sq. Ft. Commercial Building  
Former Broyhill Furniture Showroom**



**Originally  
Priced at  
\$975,000**

**Suggested  
Opening Bid:  
\$250,000**

Auction Specialists • Appraisal Experts • Online or On-site  
1654 King Street, Enfield, Connecticut 06082  
(860) 623-9060 • (800) 300-6852 • Fax: (860) 623-9160  
Bill Firestone, President  
MA Lic. #232

auctioneers  
appraisers  
advisors



Capital Recovery Group, LLC

1654 King Street  
Enfield, CT 06082

# AUCTION

## 45,000± SQ. FT. COMMERCIAL BUILDING FORMER BROYHILL FURNITURE SHOWROOM

Springfield, Massachusetts

**DATE:** Wednesday, August 15th

**TIME:** 11:00 A.M.

**INSPECTION:** Morning of Sale  
at 9:00 A.M. or by appointment

[crgauction.com](http://crgauction.com)

**PRIME LOCATION IN DOWNTOWN  
SPRINGFIELD, MASSACHUSETTS**

### HIGHLIGHTS:

- Centrally Located in Downtown Springfield, Massachusetts
- Convenient to District & Federal Courthouses, City Hall, Symphony, Mass Mutual Center, Basketball Hall of Fame, Restaurants, Shopping, Hotels, Interstate 91 & 291, & Local Bus Route
- (3), 2 & 3 Story Masonry Buildings w/Approx. 45,000± Sq. Ft. on (3) Parcels of Land (Approx. 16,000 Sq. Ft.)
- Fourth Parcel of Land w/Approx. 5,000 Sq. Ft. Sold Separately as Parking
- Electric Heat
- Partial Central Air-Conditioned
- Elevator

**DATE:** Wednesday, August 15th  
**TIME:** 11:00 A.M.  
**INSPECTION:** Morning of Sale  
at 9:00 A.M. or  
by Appointment

IP-7210850

Presorted  
First Class Mail  
U.S. Postage  
PAID  
Eugene, Oregon  
Permit No. 305

# CRG AUCTION

**EXCELLENT DEVELOPMENT OPPORTUNITY WITH RETAIL, EXECUTIVE,  
OR PROFESSIONAL OFFICE, RESTAURANT, NIGHTCLUB,  
OR RESIDENTIAL OPPORTUNITIES**

## 45,000± Sq. Ft. Commercial Building Former Broyhill Furniture Showroom

Originally Priced at \$975,000– Suggested Opening Bid: \$250,000

### TERMS OF SALE

5% Buyer's Premium applies. A deposit of \$25,000 is required by certified check or bank cashier's check at time and place of sale. Deposit must be increased to 10% of purchase price within twenty-four (24) hours of sale. The balance is due by certified check or bank cashier's check. Closing on

the property must be within 45 days following the execution of Purchase and Sale Agreement. All other terms are set forth in the bidder's prospectus and at the time of the sale. 2% Broker's Participation. The sale is subject to seller confirmation. For Bidders Package call 800-300-6852.



### DIRECTIONS

**From the South:** Take 91 North to Exit 5 (Broad Street) onto Columbus Avenue. Turn right onto Williams Street. Turn left onto Main Street.

**From the North:**  
Take 91 South to Exit 7 (Columbus Ave., toward downtown Springfield). Continue on W Columbus Avenue. Turn left onto State Street. Turn right onto Main Street.

[crgauction.com](http://crgauction.com)  
1.800.300.6852

