

AUCTION

70,934^{+/-} SF Shopping Center with Post Office

PROPERTY PREVIEWS:

11 AM – 1 PM Thursday, February 28th
11 AM – 1 PM Thursday, March 7th
11 AM – 1 PM Tuesday, March 12th



Max Spann
Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809

In cooperation with
Newmark Grubb
Knight Frank, CT Lic. #0750710



**Newmark Grubb
Knight Frank**

TERMS AND CONDITIONS

Registration: By fax and at property previews.

Date and Place of Auction: March 21, 2013, 11AM, Hawthorne Inn,
421 Berlin Turnpike, Berlin, Ct, 06037.

Terms of Sale: Auction Requirements: A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$75,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. NO EXCEPTIONS PLEASE!

A 10% Buyer's Premium will be added to the final bid and be included in the total contract price.

Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

Closing: Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

Broker Participation: Invited, call for details.

Disclaimer: THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

Financing: Available to qualified buyers, purchase is not contingent on purchaser financing.

AUCTION

PRIME REDEVELOPMENT OPPORTUNITY

70,934^{+/-} SF Shopping Center with Post Office



March 21, 2013 11 AM
Newington, Hartford County, CT

By Order of the Trustee

Prime Downtown Infill Redevelopment Opportunity on 11.7+/- Acres

BY ORDER OF THE TRUSTEE



- Income Producer! 9,332^{+/-} SF Leased to US Post Office.
- 33,300^{+/-} SF Available for Anchor tenant.
- 10 Store fronts totaling 28,302^{+/-} SF Several currently leased.
- Excellent location with accessibility to Routes 5,15, Interstates 84 and 91.
- Business Town Center (B-TC) Zoning.
- The Keystone of Newington's revitalization.

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888-299-1438 / maxspann.com

NEW YORK: 370 Lexington Avenue, New York, NY 10017
NEW JERSEY: Clinton, New Jersey 08809

OVER 50 YEARS OF TRUSTED SERVICE

**Investment Opportunity!
Add to Your Portfolio!**

AUCTION LOCATION:

Hawthorne Inn
2421 Berlin Turnpike (Routes 5&15) Berlin, CT 06037

DIRECTIONS TO PROPERTY

75 and 103-175 Lowrey Place, Newington, CT 06111

From Hartford: Take Route 91 South to exit 28 for Newington/Berlin Trpk/ Routes 5&15. Merge onto Route 5&15 South and continue for 3.7 miles. Take the exit for Route 175 West / Newington. Make Right onto Route 175 West (E. Cedar Street). Continue for 1 mile. Take Left onto Main Street. Take the next left after the CVS onto Lowrey Place. Property is on the right.

From Boston: Take the Mass Pike to Route 84 West toward Hartford. In Hartford Take Route 91 South and follow directions above.

From New York: Take Route 95 North to exit 48 to Route 91 North toward Hartford. Continue 91 N to exit 17 for Route 15 North toward Berlin Turnpike. Continue for 11 miles. Turn Left onto Main Street (Route 176). Continue 1.8 miles, turn Right onto Lowrey Place. Property is on the right.