

Determined Seller- Sale by PUBLIC AUCTION

Ready-to-Operate- Turnkey FOOD & DAIRY BAR
Includes REAL ESTATE & EQUIPMENT
Ultra Clean, Great Visibility & Parking!

Minimum Bid-
\$91,000 plus
10% B.P.*



To be sold on premises known as:
483 E. Main Street
ORANGE, MA



 **BERMAN**
PROPERTY SOLUTIONS
Easing Your Transition

Monday, June 26th at 10:00AM
(Preview at 8:30AM or by appointment)

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This amazing opportunity includes the Real Estate (land & buildings) & all equipment! It is an ultra-clean, ready to operate food & dairy bar that comes fully equipped (see equipment list on web site) to get you opened as quickly as you can get your permits in place. Current owner's pride of ownership shows in every detail and they can provide their lists, knowledge of property and business to help get you on your way. Property is situated on .295 Acre of land with excellent frontage, visibility and parking. Building(s) include 596 sq./ft. 3-season building serviced by Gas, Electric, Public Water and Sewer, (1) bathroom, (4+) serving windows, walk-in Freezer, detached storage building, awnings, picnic tables, signboards, decorations and so much more! Formerly known as "Seren-Dip-ities Dairy Bar", you can visit their web site at <http://serendipdairybar.com/> for a glimpse of what was and what can be!

Additional Terms, Latest Information & Pictures:

www.BermanPropertySolutions.com

TERMS OF SALE: A 10% Buyers Premium will be added to winning bid to determine Total Purchase Price. A deposit of **Ten Thousand and No/100 Dollars (\$10,000.00)**, to be paid in cash (U.S. Currency), Bank Certified Check, Bank Treasurer's Check, Bank Cashier's Check or other official Bank Check, at the time and place of sale. The Purchaser will be required to deliver the balance of the purchase price to be paid within **forty-five (45) days** of sale, upon the delivery of the deed at the Seller's Attorney, at which time the deed and all related documents will be delivered to the Purchaser. Other terms, if any, to be announced at auction.

A 2% Broker participation is offered for qualified Broker/Agents.
(See web site for details)

201 Park Avenue
Worcester, MA 01609
MA License #130,
NH License #2840
Real Estate Broker #9501749

508-753-3989



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