



P.O. Box 7127, Rochester, MN 55903-7127 USA
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com
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Diane Maas, President
Howard W. Visscher, Auction & Realty Company 37VI0809312; Howard W. Visscher, Real Estate Broker 35VI0024056



45,000 SQ. FT.
WAREHOUSE
DISTRIBUTION
MANUFACTURING BLDG.
ON 6.52± ACRES!

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*Never
Occupied
Building!*

WEDNESDAY, DECEMBER 10 – 11 AM

2475 Tarantine Road
Wellsville, New York 14895

REAL ESTATE AUCTION



BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his behalf, or on behalf of any business entity in which he holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer Premium. 10% Certified Deposit due on Day of Sale. Balance due at Closing on or before 30 days. Real Estate selling Subject to Owner Confirmation. Attorney David A. Shults, Shults and Shults, (607) 324-1104 is coordinating the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event. Howard W. Visscher, Auction & Realty Company 37VI0809312; Howard W. Visscher, Real Estate Broker 35VI0024056

AUCTION

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Lender Orders Immediate Sale! Brand New Facility! Auction will be held On-Site!



WEDNESDAY, DECEMBER 10 – 11:00 AM

45,000 SQ. FT.

WAREHOUSE/DISTRIBUTION/ MANUFACTURING BUILDING ON 6.52± ACRES!

2475 Tarantine Road, Wellsville, New York 14895



Brand New Facility • Building Completed in 1999 and NEVER Occupied • Perfect Location for Warehouse, Distribution Center or Manufacturing • Adjacent to Wellsville Airport • Butler Steel Span Building 16' Ceilings • 6" Poured Concrete Slab • 36' x 28' Covered Dock with 2 Levelers • 10' x 234' Concrete Pad to Loading Dock • 5 Large Loading Doors • Insulated Steel Walls & Ceiling • Currently divided into 2 Areas 50,000 Sq. Ft. Black-top Parking Lot • Concrete Sidewalks Private Well • Natural Gas • 400' x 710' Site Dimensions 8 Gas Fired HVAC Units on Roof 277-480 3-Phase Electrical

LOCATION: Wellsville is located in Allegheny County, just south of I-86 and close to the Pennsylvania state line.

INSPECTIONS: Monday, November 24 11 AM – 2 PM Tuesday, November 25 11 AM – 2 PM Tuesday, December 9 1 PM – 4 PM Wednesday, December 10 9 AM – 11 AM Other times by Appointment.

**Brand
New
Facility!**

**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

**Lender
Ordered
Sale!**

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**AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903**