



FORECLOSURE AUCTION

**219 Main Street and 107 West Commercial,
East Rochester, NY**

*** WILL BE SOLD REGARDLESS OF PRICE ***

(This is a re-offering of the November 2nd, 2011 sale)

March 8th, 10:00 AM local time



107 West Commercial



**Buildings will be sold together
as a single parcel
NO MINIMUMS
NO RESERVES**



219 Main Street

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- 7,200 +/- square feet on corner lot
- retail on first floor, second floor has (2) two bedroom apartments and (1) one bedroom apartment
- excellent exposure along both road frontages
- located on main intersection with traffic light access

107 West Commercial Street

- 3,980 +/- square feet
- contiguous to Main St. parcel
- first floor is overflow storage from Main St. parcel, second floor has (2) two bedroom apartments and (1) one BR apartment

TERMS OF SALE

An initial \$5,000 deposit in cash or certified funds is required to bid at the auction. A total deposit of 10% of the purchase price will be required within 24 hours, closing on or before March 30, 2012. 10% Buyers Premium. Property is sold 'AS-IS, WHERE-IS'.

Please contact auctioneer at info@blackbirdauctions.com to request a property information package.

7% CO-BROKERAGE PAID

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