

FORECLOSURE SALE AT

PUBLIC AUCTION

**12,908± SF Commercial Building Used as
Pet Boarding / Grooming / Day Care Facility**

**Wednesday, October 8 At 12:00 Noon
77 Etna Road, Lebanon, NH**

EXCELLENT INVESTMENT OPPORTUNITY!



■ **ID #14-411** • 12,908± SF Commercial Building located on a INL-L, Light Industrial zoned 4.22± acre lot with 544.3± feet of high visibility road frontage just minutes to Dartmouth-Hitchcock Medical Center & 1 mile to I-89 • 2-story steel frame building constructed in 2005 currently used as a Pet Boarding/Grooming/Day Care Facility features an elevator, central AC, radiant floor/gas heat, and sprinklered fire protection system • 19 paved parking spaces; all public utilities.

■ **Real Estate & Tax Data:** Tax Map 37, Lot 3. Assessed value: \$836,100. 2013 taxes: \$21,329. Mortgage Ref: Grafton County Registry of Deeds Book 3302, Page 764.

■ **Counsel:** Sale per order of Mortgagee by its Attorneys: Hughes Smith Hughes & Atwood, PLLC, Lebanon, NH; John R. Hughes III, Esquire.

■ **Directions:** I-89 north to exit 18. Turn right onto Route 120 north for .7 mile to a right onto Etna Road for .2 mile. Property is on the left.

■ **Terms:** \$25,000 deposit by cash, certified check, bank check, or other form of payment acceptable to Mortgagee at time of sale, balance due within 30 days. Other terms may be announced at time of sale.

James R. St. Jean Auctioneers has attempted to provide accurate information and descriptions. We do not represent, warrant, or insure the accuracy of the information. Bidders must rely on their own independent evaluation and all bids submitted shall be based solely upon such evaluation.

**For more information, please call (603) 734-4348
or visit our website: www.jsjauctions.com**

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AUCTIONEERS

