

FORECLOSURE SALE AT

# PUBLIC AUCTION

**12,908± SF ATRIUM COMMERCIAL BUILDING NEAR  
DARTMOUTH-HITCHCOCK MEDICAL CENTER & I-89**

**Thursday, July 20 At 11:00 AM  
77 Etna Road, Lebanon, NH**

**EXCELLENT INVESTMENT OPPORTUNITY!**



■ **ID #14-411** • Strategically located 12,908± SF Atrium Commercial Building set on a Light Industrial zoned 4.22± acre site with 544.3± feet of high visibility road frontage • Property is currently used as a Pet Boarding/Grooming/Day Care Facility • Building is adjacent to a Class A office building and is well suited for reversion to professional office space • Two-story steel frame building constructed in 2005 features appealing 2nd floor 950± SF atrium overlooking 1st floor lobby, full service elevator, walk-out basement, central AC, radiant gas heat & ample parking • All public utilities.

■ **Real Estate and Tax Data:** Tax Map 37, Lot 3. Assessed value: \$871,000. 2016 taxes: \$24,501. Mortgage Ref: Grafton County Registry of Deeds Book 3127, Page 118 and Book 4202, Page 715.

**AUCTIONEER'S NOTE: All real estate taxes will be paid by Mortgagee through date of sale**

■ **Counsel:** Sale per order of Mortgagee by its Attorneys: Upton & Hatfield, LLP, Concord, NH; Sabrina C. Beavens, 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.

■ **Preview:** By appointment with Auctioneers.

■ **Terms:** \$20,000 deposit by cash or certified check to bid. An additional deposit to increase total deposit to 10% of bid price due within 5 days. Balance of purchase price due within 30 days after the date of the sale. 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](http://www.jsjauctions.com)**

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AUCTIONEERS

