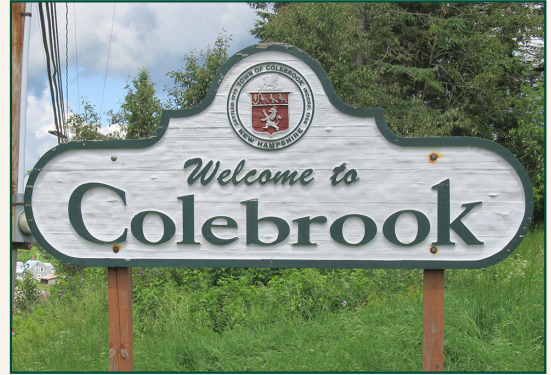


# PUBLIC AUCTION

## TRUSTEE'S SALE COLEBROOK, NH COMMERCIAL BUILDING THURSDAY, SEPTEMBER 4 AT 2:00 PM 6 BRIDGE STREET, COLEBROOK, NH

\*\*\* SALE TO BE HELD ON SITE \*\*\*



**ID#25-180** • 1950 Built single-story concrete block commercial building located on an Urban Zoned 0.13+/- acre lot just off Main Street and diagonally across from Colebrook Town Hall • Most recently occupied by a local newspaper and a copy center • Building features 3,884+/- SF GBA, (2) ½ baths, FHW/oil heat, rear overhead door to storage area, ample public parking in the area • Served by public water and sewer • Tax Map 106, Lot 36. Assessed Value: \$174,100. 2024 Taxes: \$6,088. Sale per order of United States Bankruptcy Court, Chapter 7, Case No. 25-10446-KB. Olga L. Gordon, Chapter 7 Trustee.



**7.5% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING**



**Auctioneers Notes:** Trustee reserves the right to accept or reject the high bid at sale. Successful bidder pays all NH real estate transfer taxes and closing costs.

**Preview:** By appointment with auctioneer and one hour prior to the sale. **Terms:** \$10,000 deposit by cash or certified check or other tender acceptable to Trustee at time of sale, balance due within 30 days. Conveyance by Trustee's Deed. Other terms may be announced at time of sale. All information herein is believed but not warranted to be correct. The Trustee does not warrant the condition or existence of any feature described above.

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE



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