

— FORECLOSURE & SECURED PARTY SALE AT —
PUBLIC AUCTION
INDUSTRIAL WAREHOUSE AND OFFICE BUILDING
THURSDAY, JULY 16 AT 11:00 AM
50 SAINT MARY STREET, ST. JOHNSBURY, VT

ID#26-162 • Sale includes a 1-story, steel frame light industrial building containing appr. 3,213+/- SF and a detached 1-story, wood frame office



building containing 780+/- SF • Combined, the 2 buildings offer appr. 3,993 SF of light industrial space, 20% of the area is finished office space • The buildings sit on a 1.0+/- acre, irregular shaped lot in the Mixed-Use District, with 240' of road frontage as well as frontage along the Passumpsic River • The 1960 built, 1-story industrial building features 1 BA, 3 overhead garage doors, concrete floors & 2 gas-fired direct vent heating units • 1952 built office building has 1 BA, full un-finished basement, metal roof and heat is by a gas-fired Rinnai unit • Tax Map 241, Lot 64. Assessed Value: \$210,200. 2025 Taxes: \$4,690. Mortgage Ref: Town of St. Johnsbury Land Records: Book 401, Page 310. **Real Estate Terms:** \$5,000 deposit in cash, or by certified check, cashier's or treasurer's check at the time of sale, balance due within 30 days after the auction sale, time being of the essence. Other terms may be announced at time of sale. **Business Assets:** Certain business assets will be offered at this sale: forklift, disabled trailers & vehicles, ODB leaf collector, misc. equipment & tools, misc. office furniture, etc. Secured Party reserves the right to offer the remaining assets as an entirety or piecemeal. Assets will be conveyed via secured party's quitclaim bill of sale. *The premises and the business assets will be offered and sold "As is and Where is" without warranty as to any condition of or title to the premises or business assets, and without any express or implied warranties or representations of any kind or nature whatsoever, including without limitation, the so-called implied warranties of title, merchantability, and fitness for a particular purpose, such warranties being all expressly disclaimed by mortgagee.*

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