



BE A HERO! MAKE AN OFFER! WYC SAYS SELL!

Great Real Estate Opportunity

Williamstown Youth Center Building and Land at 270 Cole Ave. Williamstown, MA

\$99,000

Everyone in Williamstown knows the Williamstown Youth Center is a worthy organization which provides after school programs and enrichment for the town's youth and which depends on public support. Thanks to the extraordinary outpouring of support by innumerable citizens and organizations the WYC is soon to break ground on their new facility to be located on School Street in the heart of town adjacent to the Elementary School. HOW TO BE A HERO? Purchase the present building and put it to good use. The town needs the tax revenues and the WYC needs the proceeds so be the hero and purchase the building and give it a new purpose.

The WYC will break ground for their new building in May and expects to occupy it by the end of the calendar year. With this in mind the WYC has authorized Harsch Associates, exclusive listing broker, to present a unique opportunity for all interested prospective buyers. The Board of the WYC through their listing agent is inviting sealed offers to be submitted by Noon on April 30th, 2012. It is the Board's intent to accept the best proposal of those submitted by Noon on May 2, 2012. All proposals will be given careful consideration however these are the preferred guidelines: Closing within 30 days, no contingencies, cash.

Previews may be arranged at any time through Harsch Associates at 413-458-5000. Information may be obtained by calling, by stopping at the office of Harsch Associates at 311 Main St, Williamstown or emailing to: info@harschrealestate.com. Offers may be submitted through Harsch Associates directly or through cooperating agents.

The WYC reserves the right to accept or negotiate unsealed offers submitted prior to the deadline or to accept or reject any or all sealed offers however interested persons are encouraged to understand the importance of the sale for the WYC and as such the WYC has every intention of finding a suitable buyer by no later than May 2, 2012.

Information on the building and property is available on line at www.harschrealestate.com

Harsch Associates * 311 Main Street, Williamstown, MA 01267 * (413) 458-5000
HarschRealEstate.com

Lobby: 6' x 22' Closet and stairs to main level.

Main Level

Center Hall: Two Half Baths, Hallway leads to rear of Building, Ramp and Parking Area; Pull Down Stairs to Full Attic

Offices: 12'6" x 14'6" and 11'8"x12'8"; 9'9" to dropped ceiling

Southwest Classroom: 18'6" x 27'6"; 9'9" to dropped ceiling

Southeast Classroom: 26' x 32'; 9'9" to dropped ceiling

Northwest Classroom: Used as Basketball Court; has full 11'6" Ceiling Height

Northeast Classroom: 26'6" x 32'; 9'9" to dropped ceiling

Lower Level

Single Large Bathroom; Four Rooms of Similar Size to Upstairs Classrooms but with Lower Ceilings; Boiler Room; Storage Room; Two 275 Gallon Oil Tanks; Note: Previously Buried 2,000 Gallon Oil Tank Removed June, 22 1999 By Purple Kings Farm Under Supervision of Town Fire Chief – Certificate on File of No Contamination. Basement Hatchway Exit to Rear of Building; Foundation is Brick and Stone; Floors are Concrete in Basement and Hardwood on Main Floor.

GENERAL INFORMATION LISTING BROKER HAS A FACILITATION RELATIONSHIP WITH THE SELLER

Year Built: 1900 +/-		Owned By Sellers: 1966		
Foundation: Stone; Brick		Total Sq. Ft. Main Level: 6,650 per Assessor		
Siding: Brick		Roof: Asphalt Shingle and Slate		
Water: Public	Sewer: Public		Electric Service:	
Heat: Oil Fired Hot Water Radiators	Cost: \$10,000 +/-		Possession/Occupancy: Nov. 2012	
Lot size: .38 Acres	Zoning: Commercial		FY 2012 Assessment: \$303,500	
Taxes: TBD	Book: 600	Page: 199	Map: 119	Lot: 127
Attic: floored; Cellulose Insulation in Floor and Fiberglass Rolls on Roughly Half the Area.				
Lead Paint: Unknown	Cable: Yes	Smoke/CO Detectors: Yes	Exterior Lighting: Yes	

Code: PHWYC



