

Foreclosure Real Estate Auction

By Order of Secured Party

Friday, May 7 • 11:00 AM

Friday, May 7 • 1:00 PM

Income-Producing Commercial Building

609 Cooper Street, Knoxville, TN

Highly visible location just west of Broadway



Directions: From downtown, travel North on Broadway Street. Turn LEFT on W 5th Avenue, just before you reach St. John's Lutheran Church, and travel 1/10 mile to property on RIGHT at the intersection with Cooper Street.

Income-Producing West Knoxville Townhome

406 Blue Valley Lane, Knoxville, TN

Located across from West Valley Middle School



Directions: Traveling west on Kingston Pike, turn LEFT onto S Peters Rd. at Walgreens & Baker Peters Jazz Club. Travel 6/10 mile to traffic light and turn RIGHT onto George Williams Rd. at La Petite Academy. Travel 6/10 mile and turn RIGHT to stay on George Williams Rd. Travel 2/10 mile and take first RIGHT onto Shady Bend Lane, then take first RIGHT onto Blue Valley Lane to property on LEFT.

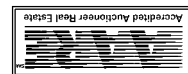
Terms: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) on sale day in the form of cash, cashier's check, personal or company check. Plus a real estate sales contract must be signed. Balance is due in certified funds at closing. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE. *Sale day announcements controls terms of auction.*

Pass It On... If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them. **Dated Material • Do Not Delay**

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TN Lic. #62 • RE100507
(865) 546-3206 • 1-800-4FURROW
Knoxville, TN 37921

FURROW AUCTION COMPANY



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Income-Producing Commercial Building

Occupied by Sam's Automotive
609 Cooper Street, Knoxville, TN

- Rental Income of \$2,000/mo. • Approx. 4,248 sq. ft.
- 7 Drive-In Service Bays with Steel Roll-Up Doors
 - Office/Reception Area • Built in 1950
 - Fully Fenced with 6' Chain Link Fencing
- Approx. 256' of Road Frontage Along Cooper Street
- Located at the intersection of Cooper Street & W 5th Ave.
- Zoning: C-4 Highway & Arterial Commercial District
 - Available Utilities: Electric, Water, Sewer, Gas
 - Est. Annual Real Estate Taxes: City - \$1,693.46; County - \$1,624.62

**Square footage is approximate and not guaranteed.*



Friday, May 7 • 1:00 PM

Income-Producing West Knoxville Townhome

Located in Carlton Manor Subdivision
406 Blue Valley Lane, Knoxville, TN

- Approx. 990 sq. ft. • Rental Income of \$650/Month
- Lease is Month-to-Month Tenancy • 2 Bedrooms
 - 2 Bathrooms • 1-1/2 Story End Unit
- Built in 1988 • Zoning: PR Planned Residential
 - Available Utilities: Electric, Water, Sewer
 - Est. Annual Real Estate Taxes: County - \$579.38
 - Homeowner Association dues - \$65/month
- School Information: Cedar Bluff Primary, Cedar Bluff Intermediate, West Valley Middle, Bearden High

**Square footage is approximate and not guaranteed.*



FURROW AUCTION COMPANY

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