

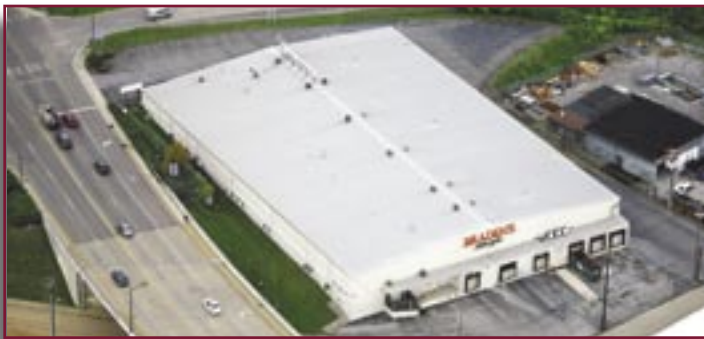
# Real Estate Auction

## Approx. 96,000 sq. ft. Building at I-40 & Western Ave.

Formerly Braden's Fine Furniture • 1335 Western Ave., Knoxville, TN

### Friday, November 6 • 12:00 Noon

Shown by appointment



- Situated on approx. 2.1 acres
- Excellent visibility from I-40
- Fully sprinkled
- 7 Dock doors
- Heated and cooled throughout
- Zoned I-2 Industrial
- Traffic count: Approx. 20,000 vehicles per day on Western Ave.; approx. 120,000 on I-40E
- 16' Ceiling height in center, 8.5' on eaves

- Available Utilities: Water, Sewer, Electric, Gas – provided By KUB
- Estimated Annual Real Estate Taxes: City - \$15,077.08; County - \$14,610.00
- Directions: Traveling east on Middlebrook Pike, continue to the intersection of Middlebrook Pike and Western Avenue. Turn right on Western Avenue and travel 1/2 mile 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. Sale day announcements control terms of auction.  
CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE.

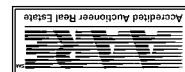
*Pass It On...* If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them. Dated Material • Do Not Delay

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Knoxville, TN 37921

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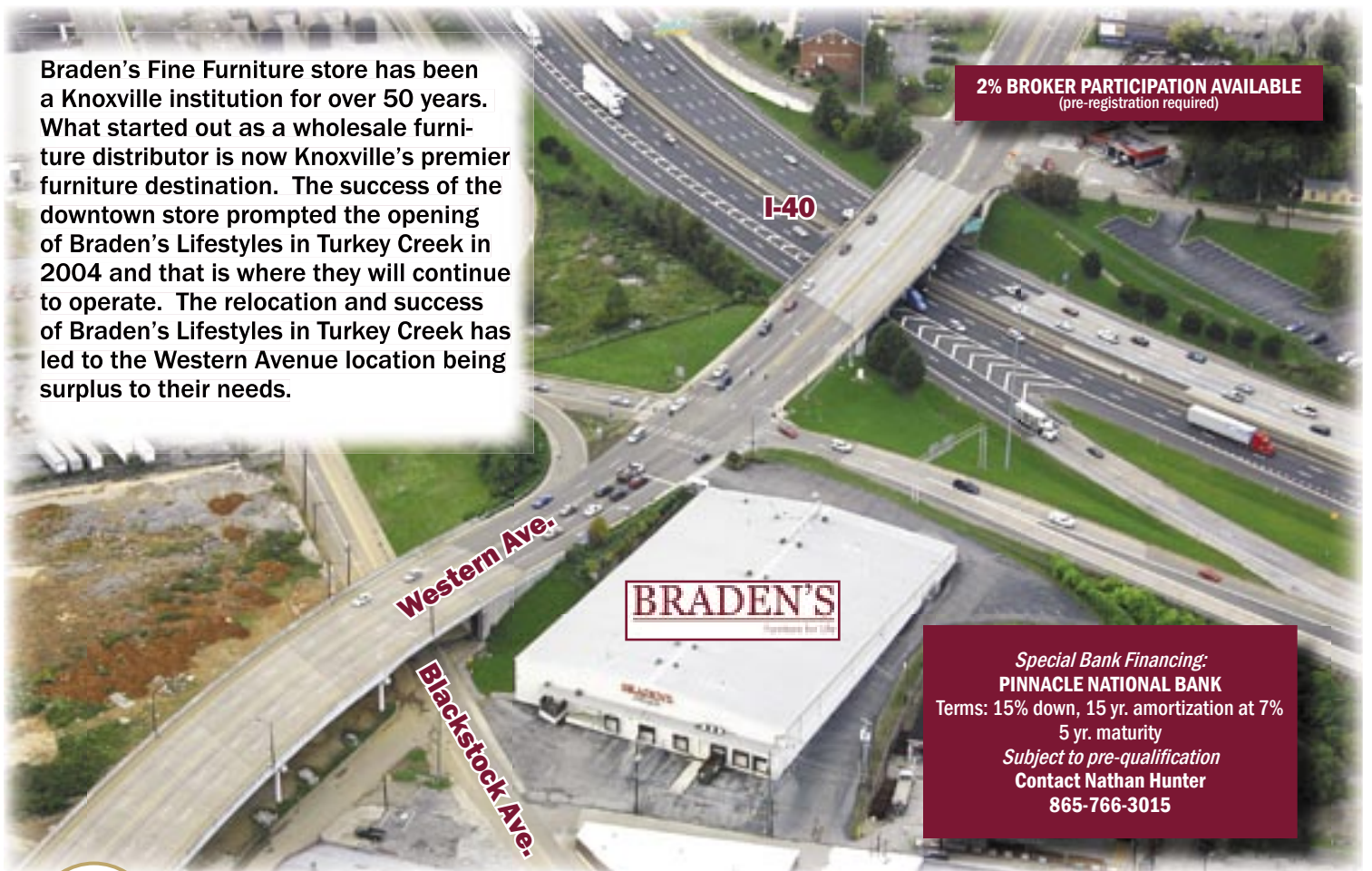
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Braden's Fine Furniture store has been a Knoxville institution for over 50 years. What started out as a wholesale furniture distributor is now Knoxville's premier furniture destination. The success of the downtown store prompted the opening of Braden's Lifestyles in Turkey Creek in 2004 and that is where they will continue to operate. The relocation and success of Braden's Lifestyles in Turkey Creek has led to the Western Avenue location being surplus to their needs.

**2% BROKER PARTICIPATION AVAILABLE**  
(pre-registration required)



*Special Bank Financing:*  
**PINNACLE NATIONAL BANK**  
Terms: 15% down, 15 yr. amortization at 7%  
5 yr. maturity  
*Subject to pre-qualification*  
Contact Nathan Hunter  
865-766-3015



# FURROW AUCTION COMPANY

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