

# Absolute Real Estate Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation

## 82% Complete 5,000 sq. ft. Industrial Building 2.3 Acres

3130 Ground Breakers Way, Knoxville, TN

Wednesday, September 2 • 12:00 Noon

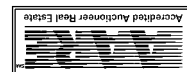
Shown by appointment

- Approx. 2.3 Acre Site
- Conveniently located just off Sutherland Ave.
- 4 grade level roll up doors
- Eave Height: 18'
- Part of interior framed for office, approx. 1,250 sq. ft.
- Built in 2009
- Ample area for possible expansion
- Frontage on Seaman Street and Emmet Street
- Utilities Available: Electric, Water, Sewer, and Gas from KUB
- Zoning: I-2 Restricted Manufacturing & Warehousing District
- Estimated Real Estate Taxes: \$1,028.20 (city & county). Taxes to be pro-rated at closing.
- Directions: From the intersection of Sutherland Ave. & Middlebrook Pike, go west on Sutherland Ave. approx. 1 mile to left on Seaman St. Go approx. 1/10 mile to end of street. Property is on left.
- Financing Available: 15% cash down payment; 20 yr. amortization, 7 yr. maturity; 6.0% fixed interest rate. *Financing subject to proof of income, acceptable repayment capacity, no bankruptcy or material adverse credit reporting, and bank's customer identification*

Terms: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) and is due 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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(865) 546-3206 • 1-800-4FURROW  
Knoxville, TN 37921  
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John Tarleton Park

Sutherland Ave.

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Seaman St.

Emmet St.

**SUBJECT PROPERTY**

Norfolk Southern

Safety City



# FURROW AUCTION COMPANY

1022 Elm Street • Knoxville, TN 37921 • (865) 546-3206 • 1-800-4FURROW

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