

Foreclosure Real Estate Auction

By Order of Secured Party

2 Income-Producing Commercial Buildings

Formerly A&W Plaza • 301-303 Oak Ridge Turnpike, Oak Ridge, TN

Thursday, September 24 • 12:00 Noon

- Utilities: Electric, water, sewer, gas
- Zoning: UB2, Unified General Business District
- Estimated Annual Real Estate Taxes:
Oak Ridge City: \$3,641.10
Anderson County: \$3,682.32
Being sold subject to all current and back taxes

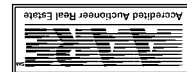
- Directions: Traveling north on Mississippi Parkway toward Oak Ridge travel 6.5 miles. Stay left on Oak Ridge Highway / TN-62 and continue to follow TN-62 for 6.2 miles. Travel past Oak Ridge Mall then turn right on Oak Ridge Turnpike and drive 3.7 miles to property on right



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 supercede any previous advertising.

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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on Oak Ridge Turnpike
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(865) 546-3206 • 1-800-4FURROW
Knoxville, TN 37921
TN Lic. #62 • RE090924

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- Mixed Use Center
- Building One (301) – Approx. 7,200 sq. ft.
- Building Two (303) – Approx. 5,460 sq. ft.
- Sits on approx. 1.15 acres
- Approx. 250' road frontage on Oak Ridge Turnpike

- 3 Bay car wash
- 3 Bay oil lube location
- Restaurant – formerly Kay's Grill
- Coin laundry
- (7) Other retail/office spaces

SPECIAL BANK FINANCING OFFERED

20% cash down payment; Balance amortized over 20 years; 5 year maturity; 6.0% fixed interest rate.
With approved credit. See bank for details.

Contact Bobby Wells at Greenville Federal Bank, FSB
(423) 638-4154



**3% Broker
Participation Available**
(pre-registration required)



FURROW AUCTION COMPANY

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

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