

# Real Estate Auction

Surplus Asset of Knoxville Utilities Board

## DOWNTOWN KNOXVILLE COMMERCIAL PROPERTY

SW Corner of South Central St. & West Church Ave., Knoxville, TN

Friday, Sept. 10 • 12:00 Noon



- 122.29 feet of frontage on the south side of West Church Avenue
- 76 feet of frontage on the west side of South Central Street
- Zoning: C-3 General Commercial District with a D-1 Downtown Design Overlay

- Available Utilities: Water, Sewer, Natural Gas, and Electricity -- KUB.
- Estimated Annual Real Estate Taxes: The property is currently exempt from real estate taxes

Terms: 4% Buyer's Premium - Successful bidder 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. NO EXTENSIONS AVAILABLE. Sale day announcements control terms of auction.**



# FURROW AUCTION COMPANY

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