

# FORECLOSURE REAL ESTATE AUCTION

By Order of Secured Party

## Approx. 1,586 sq. ft. Income-Producing Office Space in Creekside Plaza

Unit #211, 3555 Keith Street NW, Cleveland, TN

**FRIDAY, FEB. 3 • 12:00 NOON • Auction To Be Held In Unit #109**

- Built in 2004
- Ample Parking
- Beautiful office building in desirable location
- Major Business and Commercial District
- Attractively designed and landscaped
- Income Producing: \$2,000.00/month with a month-to-month lease agreement
- Zoning: CH - Commercial Highway
- Utilities: Electric, Water, Sewer, Natural Gas
- Estimated Annual Real Estate Taxes:  
City - \$1,642.00; County - \$1,974.00. Buyer is responsible for all current and delinquent taxes.
- Directions: In Cleveland at the intersection of Paul Huff Pkwy. and Keith St., travel southwest on Keith St. 1.1 mile to the property on right. Directly across the street from Life Care Center of Cleveland.

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. Acreage & square footage is believed to be accurate, but not guaranteed. Sale day announcements control terms of auction.





# FURROW AUCTION COMPANY

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