



All Situated On **1.40** Acres

Absolute Real Estate Auction

Tuesday, May 5th @10:00AM

**A RARE OPPORTUNITY TO PURCHASE PRIME COMMERCIAL PROPERTY!
ATTENTION INVESTORS & ENTREPRENEURS!**

UNLIMITED OPPORTUNITIES: CONVENIENCE STORE – APARTMENTS – STORAGE RENTAL



Potential Rental Income of \$36,000/Year

Building #1

Approx. 5,000 Sq. Ft. Commercial Building Featuring A Convenience Store w/ 2 Bathrooms. The Following Items Will Be Included With The Sale Of The Real Estate: Meat Slicer, Coolers, 9'x16' Walk-In Freezer, 4 Chest Freezers, 1 Upright Freezer, Commercial Stove & Hood, Fire Suppression System, 6 Booths, Hoshizaki Ice Maker & Security System. This Building Also Has 3 Additional Rental Units.



Building #2

30'x56' Heated Metal Storage Building w/ Concrete Floors & A Large Sliding Door.



Building #3

Metal 28'x44' Rental Unit w/ Attached 30'x30' Building Featuring Concrete Floors & Large Sliding Door.



Building #4

Vinyl Sided 12'x20' Building w/ Metal Roof.

There Are Separate Meters On All Rental Units. Natural Gas & City Water On Property. All Situated On 1.40 Acres w/Blacktop Parking Lot.

HARRIS REAL ESTATE & AUCTION
(270) 247-3253 or (800) 380-4318
www.harrisauctions.com

HARRIS

REAL ESTATE & AUCTION

3855 ST. RT 45 NORTH
MAYFIELD, KENTUCKY 42066
(270) 247-3253 OR 800-380-4318

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ABSOLUTE REAL ESTATE AUCTION

Tuesday May 5th, 2009 @ 10:00 AM
1270 E. State Hwy. 22 Union City, TN



Dale Harris
Broker/Auctioneer

HARRIS REAL ESTATE & AUCTION

-2 Locations- Mayfield & Hopkinsville



Michael Harris
Broker/Auctioneer

Location: 1270 E. State Hwy. 22 Union City, TN 32861

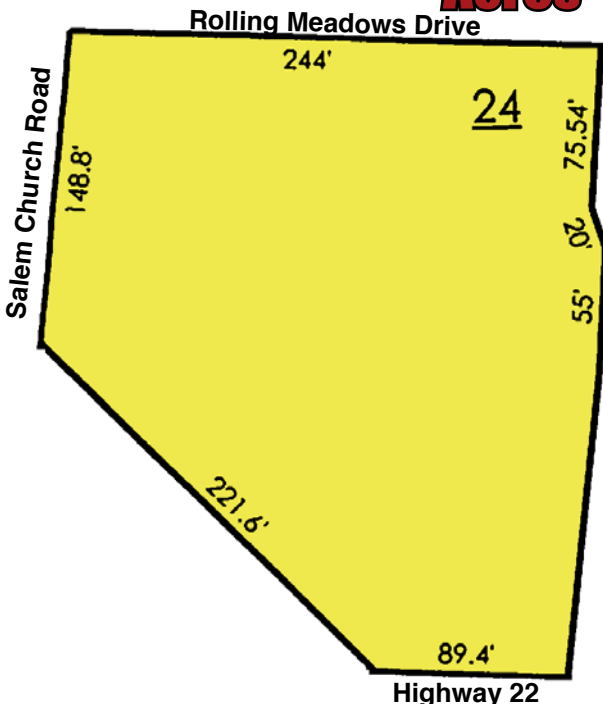
From Union City, TN: Take Hwy. 5/Hwy. 22 West 1.1 Miles To Hwy.22/Lake Rd.
Follow Hwy. 22 1.2 Miles To Auction Site.

POTENTIAL YEARLY RENTAL INCOME OF \$36,000.00

AUCTION HELD ON SITE!

REAL ESTATE WILL SELL AT 10:00 AM REGARDLESS OF PRICE

All Situated On 1.40 Acres



AUCTION NOTE: Gas Pumps & Fuel Tanks Are Not Part Of The Real Estate. Buyer Is Purchasing The Real Estate Only And Will Not Be Purchasing The Existing Businesses. Building Currently Being Leased As Old Lake Rd. Market & Deli And Pizza U.S.A.

**Co-Broker: Bob Carpenter, Broker Carpenter
Real Estate Co. Inc.**

1011 Perkins, Union City, TN 38281 (731) 885-3981

REAL ESTATE TERMS: 15% Down Day Of Sale Balance In 30 Days.
*A 10% Buyers Premium Will Be Added To Final Bid Price And Included In The Contract Price.

Information supplied is without any warranties or representations, either expressed or implied whatsoever, from Harris Auction, sellers or their respective representatives, agents or employees. Although all information in all advertisements is obtained from sources deemed reliable. All announcements day of sale takes precedence over printed material. Buyer will be required to sign a lead base paint waiver.

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REAL ESTATE & AUCTION

TN Lic. #5624

TN Firm #4537