

ABSOLUTE AUCTION

SATURDAY • JANUARY 26 • 10AM

100 DEERY STREET, SHELBYVILLE, TENN.

7,200 SQ FT COMMERCIAL BUILDING

GREAT OFFICE OR RETAIL SPACE!



THE UPSTAIRS FEATURES A FULL BATH WITH LAUNDRY HOOKUPS, TWO HIGH-EFFICIENCY TRANE HVAC UNITS AND AN EXISTING THREE-PHASE ELECTRICAL SERVICE. ADDITIONALLY, THE BUILDING INCLUDES A 3,600 SQUARE FOOT UNFINISHED BASEMENT WITH SEWER, ALREADY PLUMBED FOR POTENTIAL BUILD-OUT, IF DESIRED. THIS COMMERCIAL PROPERTY IS ON A PAVED CORNER LOT, TWO BLOCKS FROM THE BEDFORD COUNTY COURT HOUSE.

Real Estate: A Buyer's Premium of 10% will be added to the final bid price to determine the final contract price. \$5,000 will be collected as earnest money and down payment day of sale. Closing within 30 days of sale date, and possession at closing with taxes prorated.

Directions: Take 231 South into Shelbyville, turn left onto the Highway 82 Bypass, then left onto East Depot Street. The property is on the left at the signal light where at Derry Street.

Notices: This ad serves as notice to any interested parties to conduct an assessment prior to the auction. Buyers are encouraged to make all inspections necessary and to use due diligence prior to the sale date • Property is are being sold in "as is" condition • No warranties are expressed or implied. Announcements made day of sale take precedence over previous advertising, any printed materials or any other written statements. • All information deemed reliable, but not guaranteed.

REFERRING AGENT DARIN HASTY • CALL 931-224-4400

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931-680-1680 • LICENSE #5154

HOME TEAM REALTY & AUCTION, LLC

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