

# AUCTION

## Two Commercial Buildings Totaling

**+/- 5,541 sq. ft. on +/- 2.9 acres**

1029-1033 West Georgia Road, Simpsonville, SC 29680

## USERS, INVESTORS, DEVELOPERS

**Wednesday, August 12<sup>th</sup>, 2009 @ 12:00 (Noon)**

**On-Site (Rain or Shine)**



- ✓ +/- 3,940 sq. ft. Main Office Building – Nicely Upfitted
- ✓ +/- 1,600 sq. ft. Service Building with **New 2-year Lease**
  - F&S Auto and Trucks LLC has been the tenant for over 2 years and has recently signed a new lease – NOI: \$13,800
  - **Owner has the right to terminate the lease with 60-day notice at any time during the lease for any reason**
- ✓ +/- 2.9 acres Zoned: PD – Planned Development District
- ✓ High Growth Location – Bloom Grocery and CVS just down the road
- ✓ Great site for a User or for Redevelopment!!
- ✓ Main Office Bldg designed for Medical Office Use and is a Must See
- ✓ **Previously Offered for \$899,000 – Owner Motivated to Sell at a HUGE DISCOUNT!! Suggested Opening Bid: \$475,000**
- ✓ Come and Bid **YOUR PRICE** by August 12<sup>th</sup>!!



### Directions:

From Downtown Greenville, take I-385 heading South approximately 13 miles to Exit 29 (Georgia Road) towards Simpsonville. At the end of the exit ramp, take a Right onto West Georgia Road. The Property is on the left-hand side after approximately 0.8 mile. For more detailed directions, please access Mapquest on this property's link at [www.LyonsGroupLLC.com](http://www.LyonsGroupLLC.com).

### Terms & Conditions:

An escrow deposit of 10% of the final contract price will be required in cash or good check on the day of the sale, balance is due at closing on or before Monday, September 14<sup>th</sup>, 2009. A 10% Buyers Premium will be added to the winning bid price to determine the final contract price paid by the purchaser. Purchaser pays for deed preparation, survey fee, environmental assessment fee, and their portion of legal fees to close the sale. Property sells "as is, where is" with all faults and in its present condition with no warranty of any nature expressed or implied. Seller and Auction Company assume that the Purchaser has inspected the property prior to bidding and that it is suitable for his purposes. Property is subject to prior sale. Sale day announcements take precedence over this and any other information. Lot size is an estimate. Refer to survey for exact acreage. Auction company is not responsible for errors and omissions.

The  
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[www.LyonsGroupLLC.com](http://www.LyonsGroupLLC.com)

**Auctioneer: Bobby Lyons, CCIM, AARE**  
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