

AUCTION

OF COMMERCIAL BUILDING - TOOLS & SHOP EQUIPMENT & MISCELLANEOUS ITEMS

Located at 821 4th Avenue (downtown), Lake Odessa, MI on

WEDNESDAY, SEPTEMBER 22, 2010

Personal property sell at 3:00 p.m. Real estate sells at 6:00 p.m.



Selling this approximately 11,300 square foot commercial building at auction. The building has a warehouse area, storage areas, office space and retail space. It was originally built in approximately 1967 and has been added on to and changed over the years. There are five bathrooms, three natural gas forced air furnaces and air conditioning. The roof was new about five years ago. There is also a second story area that was previously a rental unit. Environmental reports are available. It is connected to Village water and sewer.

Excellent opportunity to purchase a large commercial building that could be used for one or more businesses or other commercial activities. The building has both front and rear access.

OPEN HOUSE

Monday, September 13 - 4:00 - 5:30

TERMS & CONDITIONS OF SALE ON THE REAL ESTATE

1. No minimum opening bid will be required.
2. It is illegal to discriminate against any person because of religion, handicap, race, sex, family status or national origin.
3. Earnest Money Deposit: the successful bidder must deposit with the auctioneers the day of sale a cashier's check, certified check or cash in the following amount of \$5,000. This is a non-refundable deposit which will be forfeited by the purchaser if they cannot or do not proceed with the closing. The check should be made out to yourself and then endorsed over to Stanton's if you are a successful bidder. The deposit will apply to the purchase price at closing.
4. Closing: at the conclusion of the bidding, the successful bidder must sign purchase documents with the auctioneers. The earnest money deposit will be taken at this time. Closing to be on or before 30 days following the auction unless the property is being financed through a lending institution which is unable to meet the 30-day deadline. In that event, the lending institution must send a letter to Stanton's confirming that the loan has been approved but that an additional ten to fifteen days will be required for the closing.
5. Title Insurance: an owner's policy of title insurance will be provided to the purchaser.
6. Taxes: prorated to the date of closing in arrears on a calendar year basis.
7. Terms: cash at closing.
8. Possession: at closing.
9. If the property is financed, any appraisals, points, inspections, surveying, repairs, etc., are the buyer's expense.
10. Announcements made by the auctioneers sale day will take precedence over printed and/or oral statements. Information in this flyer and other printed materials have been obtained from sources deemed reliable but neither Stanton's nor the titleholders and their representatives make any guarantee therein. The property is being sold in "AS IS, WHERE IS" condition with no expressed or implied warranty of any kind. The auctioneers and the titleholders and their representatives will assume that the buyer(s) are relying on their own judgment and inspection regarding the property. The final bid is subject to titleholder approval.
11. Property Code Numbers: 34-101-200-000-960-10.
12. SEV: \$76,000
- 13 2009 Taxes: \$4,989.59
14. No buyer's premium will be charged.
15. The auction is being audio tape recorded.

PERSONAL PROPERTY TO BE SOLD

Jet 10" Contractor's style table saw with mobile base; Grizzly 6" jointer with mobile base; Delton 18' scroll saw with mobile base; Several dust collectors - 1 & 2 HP; 4" flexible dust hose; Two Craftsman radial arm saws; Pedestal grinder; Blount lathe 8" x 36" 3 Ph with several face plates; Lathe turning tools; Blue Giant pallet jack - needs repair; Shipping box 27"x69"x32" high on casters; Bolts and nuts - racks with allen head bolts; Storefront glass - 32", 42", 49" x 89" tall - 1" thermal pane, tempered glass; 40 gal. gas water heater; Filing cabinets; Metal shelving; Florescent fixtures; Hand tools including Festool cordless drills; Wrenches; Door and cabinet hardware; Spray guns and paint pots; Electrical supplies; Office chairs; Wireless security camera; Ceiling fan; Misc. furniture pieces; Doors; Hyster lift truck; Computers, monitors, printers; Electric motors; Motor controls; Disconnects; Furniture and craft parts, more.

TERMS ON PERSONAL PROPERTY - CASH OR CHECK WITH DRIVER'S LICENSE.
NOT RESPONSIBLE FOR ACCIDENTS DAY OF SALE OR ITEMS AFTER SOLD.



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Stanton's Auctioneers and Realtors have sold real estate and all types of farm machinery, antiques, coins, firearms and household at auction for over 56 years...anywhere. We anxiously await an opportunity to work with you in the near future.