

AUCTION

***** ATTENTION USERS & INVESTORS*****
+/- 4,434 Total Sq. Ft. Office Building
Wednesday, September 21, 2005
11:00 Registration 12:00 Noon Auction
On-Site...Rain or Shine
****Private Showings Available Upon Request****



3 Bishop Road, Inman, SC
Suggested Opening Bid = \$45,000

- +/- 4,434 Sq. Ft. Total
- +/- 0.16 acres
- 100% climate control
- 12' eave Ceiling Heights
- Public Water / Sewer
- Conveniently located in downtown Inman (Old City Hall)
- Central Business District Location with High Visibility
- Spacious parking
- Excellent facility for office spaces and/or retail operation
- Come bid your price on September 21st

Directions:

Take Highway 176 to Inman. Take right onto Blackstock Road, cross over Mill Street and you will be on Bishop Street. Property is on your immediate left (see building with rainbow awning).

Terms & Conditions:

\$5,000 deposit by cash or good check, balance is due at closing by Friday, October 21st, 2005. 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, environmental assessment fee, survey 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. Auction company is not responsible for errors and omissions.



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