

AUCTION

+/- 6,069 S.F. Sales & Service Center on +/- 1.93 acres
6842 Parris Bridge Road, Chesnee, SC 29323

Thursday, September 20th, 2007

11:00 a.m. Registration 12 Noon Auction

**Auction Location: 6842 Parris Bridge Road
Chesnee, SC 29323**

*****ON SITE***
(Rain or Shine)**

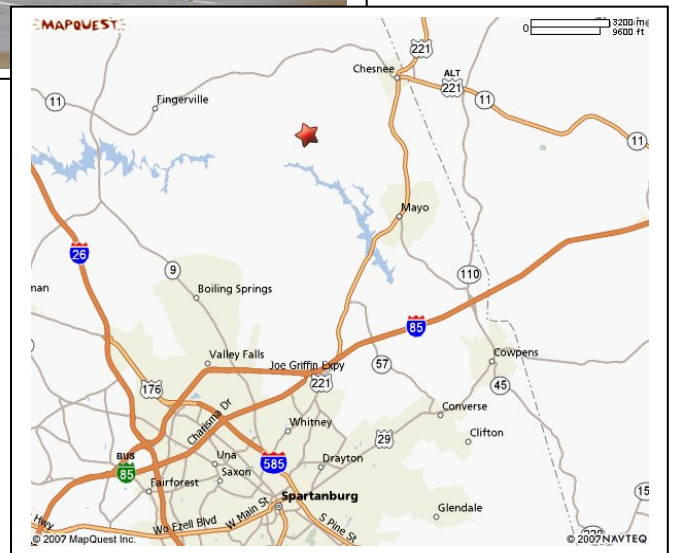


Previous Listed Price: \$340,000

Suggested Opening Bid: \$150,000 !!

- 12' ceilings
- Level topography
- Public water
- Septic system
- Security system
- (2) Heat pumps
- (2) Showrooms
- Completely fenced

- (4) Drive-in doors (10' x 10') with electric openers
- Concrete block and vinyl-siding construction
- Fluorescent lighting throughout
- Convenient to Hwy 9, Hwy 11, and I-85
- Over 287 lineal feet of road frontage makes this facility great for a business in retail, service, and/or maintenance
- **LOW TAXES AND INSURANCE**
- **COURT ORDERED AUCTION !!**
- Come and bid **YOUR PRICE** on September 20th !!



Directions:

Take Parris Bridge Road out of Boiling Springs, SC north for 8.3 miles. Subject Property on right hand side of road at the corner of Parris Bridge Road and Fish Camp Road. For more detailed directions, please access Mapquest on this property's link at 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, October 22nd, 2007. 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. Auction company reserves the right to bid on this property at auction.

The
LYONS
GROUP
Real Estate Brokerage and Auction Services

Contact: Bobby Lyons, CCIM, AARE
SCAL # 3630

812 East Main Street
Spartanburg, SC 29302

In Affiliation With

StuartSmith&Co.

Commercial Real Estate Services

For more details, go to:
www.LyonsGroupLLC.com

888.420.0011 Toll Free
blyons@LyonsGroupLLC.com E-Mail