

Prime Commercial Property Near Exit 11!



Rare Commercial Opportunity!

Take advantage of this exceptional property featuring two large buildings with a combined **6,180 sq ft of versatile space**, perfect for automotive, manufacturing, or other commercial ventures. All located on a 1.05 acre lot. Located just off Exit 11, this property offers unbeatable visibility and accessibility.

Property Highlights - Spacious Buildings: Two large structures totaling 6,180 sq ft, with overhead doors and ample parking. **Prime Location:** Strategically located near Exit 11 for easy access, with high visibility from

major roadways. **Versatile Layout:** Ideal for a mechanic shop, rental/storage units, or a wide range of other business opportunities. **Energy-Efficient:** Equipped with spray foam insulation for year-round comfort and energy savings. **Secure Parking:** Plenty of secure parking for both customers and employees.

This property is packed with potential and is ready for your business. Whether you're looking to expand or start a new venture, this is a fantastic opportunity to secure a prime commercial location with great income-generating potential.

REAL ESTATE TERMS: The property will be offered in 1 individual tract. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check.



AUCTION HELD AT
**THE COMMONWEALTH
EVENT CENTER**
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