

Another Granger, Thagard & Associates, Inc.,

Absolute AUCTION

Tuesday • October 7 • 4:00pm
No Minimums ... No Reserves

Rare Southside Commercial Property

1321 19th Ave South
(near 5 Points South)

Birmingham, Alabama

Does this property face
19th Street South or Cobb
Lane? **The answer is YES!**

*Rarely does Southside real estate up for
auction offer...*

...Frontage facing the soon to be moved into Police
Precinct on 19th Street

...A view of the cobblestone street and well known
Cobb Lane courtyards. (Cobb Lane Restaurant and
the Blue Monkey are across the lane.)

...Ownership on the only street in Birmingham
that inspires memories of New Orleans French
Quarter and downtown Charleston or Savannah.

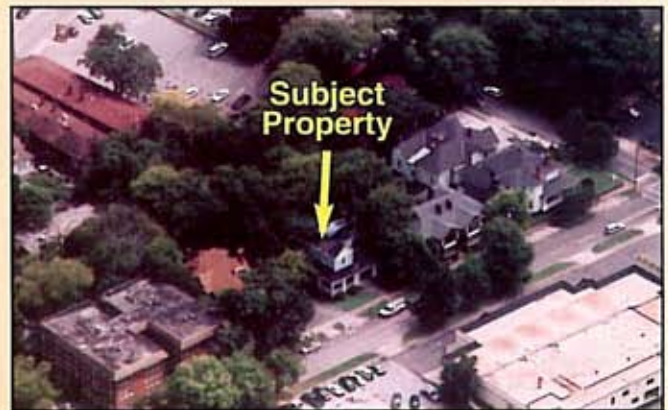
...Convenience to UAB and Five Points South
Entertainment district (Ocean, Highland's Bar and
Grill, Hot & Hot Fish Club, The Mill, Zydeco and
other southside attractions are moments away)

...Historical structure with 4000 sq ft[±]

...The ability to establish a business under O & I
zoning (our website will offer the wide range of uses
under O and I, that range from office, to social club,
to school, even to a restaurant or coffee shop.)



**Auction Held at Cobb
Lane Restaurant**



Granger, Thagard & Associates, Inc.
www.gtauctions.com
(205) 930-0833 • (800) 996-2877

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TERMS AND CONDITIONS:

As a bidder you should know — An auction fee (buyer's premium) of 5% will be added to the highest bid to establish the final contract price. A down payment of 20% or \$15,000.00 whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$15,000.00 must in the form of a cashier's check, cash, or personal / business check with bank letter of guarantee. Down payment (earnest money) is non-refundable if purchaser fails to close. The balance of the purchase price is due at closing within 30 days. All closing and survey costs are to be paid by the purchaser. The successful high bidder and purchaser at the auction will sign a real estate purchase agreement immediately at the auction. In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for), of the Seller. Property is subject to sell prior to the auction under the auction terms. **Sold as is...where is.**



Please register by **4:00pm**

**Granger
Thagard**
& Associates, Inc.

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*Broker Co-op Available
Call for Showing Schedule*

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BIRMINGHAM, AL

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