

Absolute Auction

Two Buildings — Multi-Tenant
Tuesday, November 23, @ 1:00 P.M.

THE LOCATION: The Moody Parkway (US Hwy 411) is the fastest growing corridor in St. Clair County and one of the Birmingham Metro Area's most popular. This commercial property will have new ownership after the auction.



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THE PROPERTY

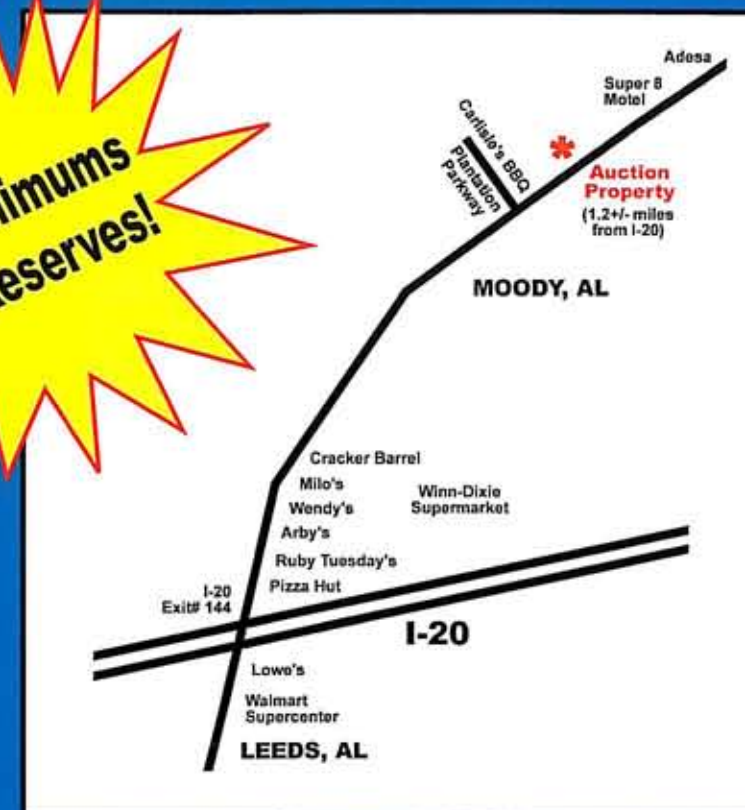
- Heart of Moody, AL
- 1.2 +/- miles from I-20
- Near Carlisle's BBQ, ADESA Facility, with a host of retail shopping and restaurants nearby

PARCEL INFORMATION:

- ID# 26-01-02-0-001-012.059
- 35,300 +/- sq ft site (135.6+/- x 290.6+/-)
- Two buildings - Multi-tenant (purchaser honors current leases)
- 5,656 +/- sq ft (Building #1)
- 5,250 +/- sq ft (Building #2)
- Constructed in 1999 & 2000
 - concrete floors
 - corrugated metal roofs
 - asphalt parking lots
 - dedicated easement for ingress/egress.

The future of this area as the "epi-center" of the eastern metro area should be promising. The future owner of this property will have property with promise!

Contact our office for information on existing leases.



Building #1



Building #2

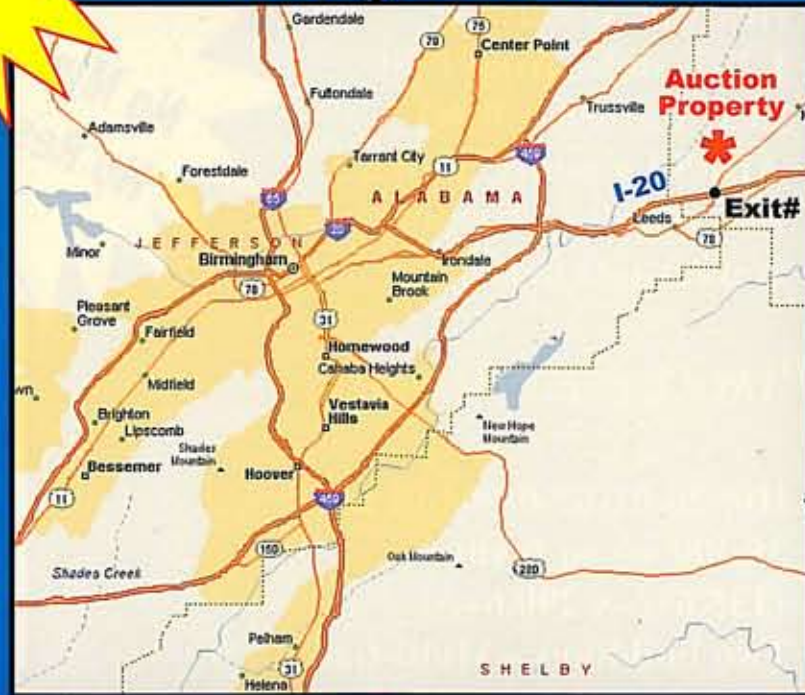


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No Minimums
No Reserves!

Two Buildings — Multi-Tenant
Moody, Alabama

TERMS AND CONDITIONS: Real Estate
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 20% down payment (earnest money) or \$25,000, whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$25,000 of the down payment (earnest money) must be in the form of a cashier's check, cash, or personal / business check with a 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 will sign a real estate purchase agreement 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. Announcements from the auction stand take precedence over all previous oral statements and printed material.
PROPERTY SELLS "AS IS...WHERE IS."



Please Register prior to opening remarks
at 1:00pm

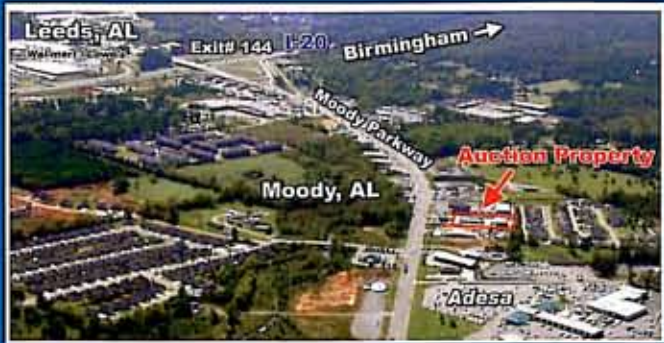
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 Jack F. Granger, CAI, 873
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No Reserves • No Minimums
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 Broker Co-op Invited

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 CLASS
 MAIL

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