



BANK-ORDERED AUCTION

8,056^{sq} sf warehouse building with adjacent vacant lot located southeast of 12th & Detroit offered in two parcels. Brick building with 20' high ceilings ideal for re-purposing to retail, offices or other commercial use. 180' of South Detroit avenue frontage.

- High-visibility, arterial road frontage
- Downtown revitalization area location



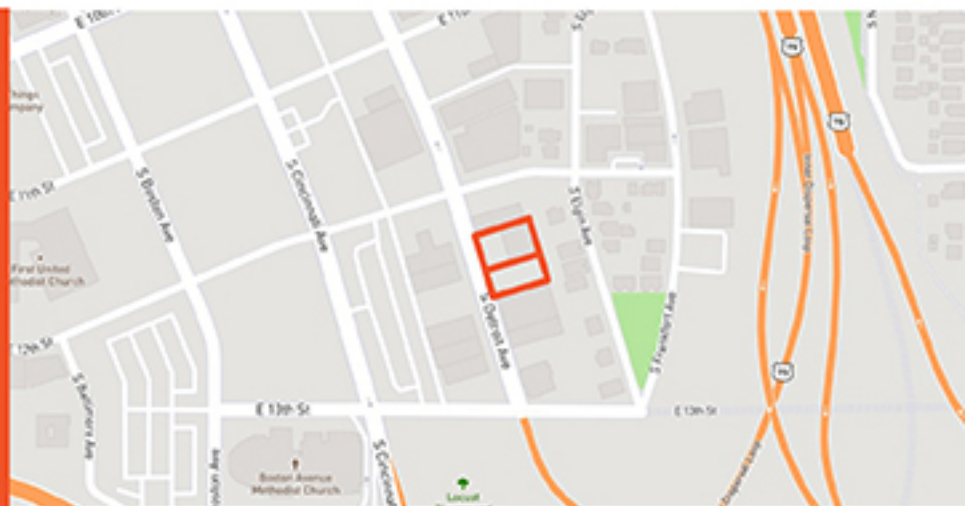
AUCTION DATE:
Thursday, Dec 5th at 1pm



AUCTION LOCATION:
On-site, 1215 S Detroit, Tulsa



INSPECTIONS:
11am-1pm, Monday
Nov 25th and Dec 2nd



BANK-ORDERED AUCTION

Warehouse & vacant lot in downtown Tulsa revitalization area on the southeast corner of 12th & South Detroit Ave.

Parcel 1: 8,056^{sq} sf industrial warehouse building on .34ac lot. Brick walls and 20' open ceiling and metal trusses. Open space ready to re-purpose for retail, office, hospitality or investment.

- Two-room 20'x15' office
- 30'x25' storage room
- Restroom
- 100' South Detroit Ave arterial road frontage
- 10'x15' overhead door
- Asphalt parking lot
- Perimeter chain link fence

Parcel 2: 12,000^{sq} sf vacant lot with approximately 80' of S Detroit Ave frontage and chain-link fencing.

ALSO SELLING SAME DAY

Medical/Professional Building, Muskogee - Bank ordered auction of 4,590 sf office on 3/4 ac lot. Built in 2003. Move-in ready.

40 Acres, Bristow - No reserve auction. Ideal home-site, hobby ranch or hunting retreat. Existing water well, septic & electrical systems.

DISCLOSURES:

- 3% Buyers premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only. Refer to survey for boundaries if available and/or legal descriptions. Fence lines may not follow property boundaries per survey.
- If property divides, all abstracts covering any individual parcel will be placed on deposit with said title company to be held for the use of any and all future buyers. Buyers are responsible for the cost of supplemental abstract(s).
- Parcel 2 subject to wastewater easement. Visit CJ-Auctions.com for survey map.

TERMS & CONDITIONS:

- Sale is subject to bank approval.
- All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller only.
- The high bidder must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal or cashier checks).
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the closing fee & title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due 30 days from seller acceptance.
- Contact CJ Auctions for title commitment and copy of easements.
- All bidders must register with CJ Auctions prior to bidding (registration is held 1-hour prior to auction) and provide a driver's license or government-issued ID.
- Absentee bidders must pre-register and qualify through CJ Auctions 48 hours prior to sale day.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold CJ Auctions or their agents liable for damages to their person or property.

VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



1215 S Detroit Ave - Parcels 1 & 2



20' High Ceilings



Open Floorplan