

# Ponca City Center Multi-Tenant Building & 2 Lots



**71K<sup>+/-</sup> RSF Income -Producing Building & 2 Lots Offered in 3 Parcels**

## Auction July 9<sup>th</sup>, 11<sup>am</sup>

Income-producing multi-tenant building, a vacant lot and parking lot auctioning in 3 parcels.

The Ponca City Center is a 5-story Class B office building containing 85,440<sup>+/-</sup> square feet with rentable square footage totaling 71,714<sup>+/-</sup>. The building is approximately 40% leased to a variety of tenants.

Two vacant lots sit adjacent to the Ponca City Center and provide ideal building sites/parking lots. These lots will auction separately.

Ponca City Center and two lots are located in the center of the Ponca City business district & downtown area.



**Sale Site:** On-site, 400 E. Central  
Ponca City, Oklahoma

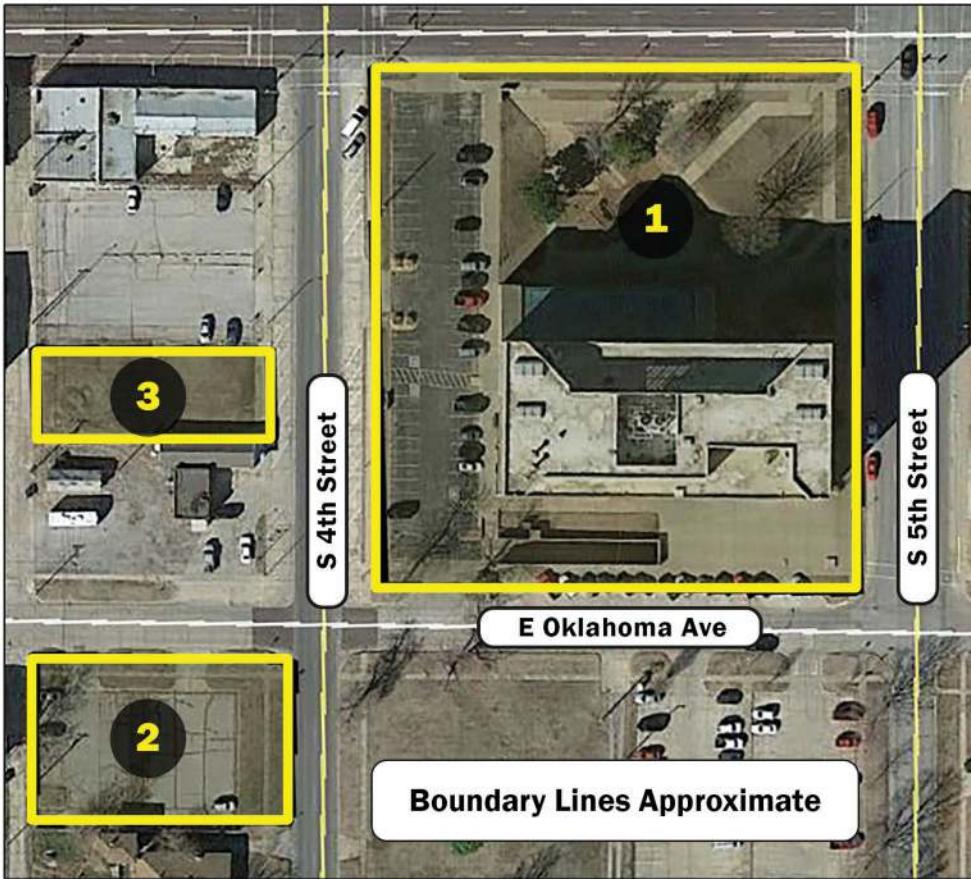
**Opening Bid:** \$250,000

**Inspections:** By appointment only.  
Thursdays 11<sup>am</sup>-2<sup>pm</sup>  
June 18<sup>th</sup>, 25<sup>th</sup> & July 2<sup>nd</sup>

**Information packet available by request  
with signed NDA provided to CJ Auctions.**



# Ponca City Center Multi-Tenant Building & 2 Lots



**Parcel 2 - 12,600<sup>+/-</sup> SF (0.29 AC)**



**Parcel 3 - 7,658<sup>+/-</sup> SF (0.18 AC)**

**AUCTION DATE:** July 9<sup>th</sup>, 11<sup>am</sup>

**OPENING BID:** \$250,000

**AUCTION SITE:** On-site, 400 E Central Ave., Ponca City, OK

**INSPECTIONS:** By appointment only, Thursdays 11<sup>am</sup>-2<sup>pm</sup>  
 June 18<sup>th</sup>, 25<sup>th</sup>, July 2<sup>nd</sup> and 1-hour prior to auction

**(918) 550-8118**

**info@cj-auctions.com**

**BID ON-SITE**



**OR ONLINE**

## 3% Buyer-Broker Compensation - Online Bidding Available

**Disclosures:**

- **Non-disclosure agreement must be signed and received by CJ Auctions prior to bidder registration.**
- All parcels subject to recorded easements. (Contact office for Title Commitment)
- All property information is accurate to the best of the sellers knowledge. Bidders are encouraged to fully inspect property prior to auction.

**Terms & Conditions:**

- **3% Buyer's Premium applies to this sale. Buyers-premium is an additional fee (3% of high-bid amount) paid by the high-bidder.**
- 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% 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 survey, closing fee, title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due within 30 days of auction date.
- 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 identification.
- 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**

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions LLC

Current as of 5/26/15