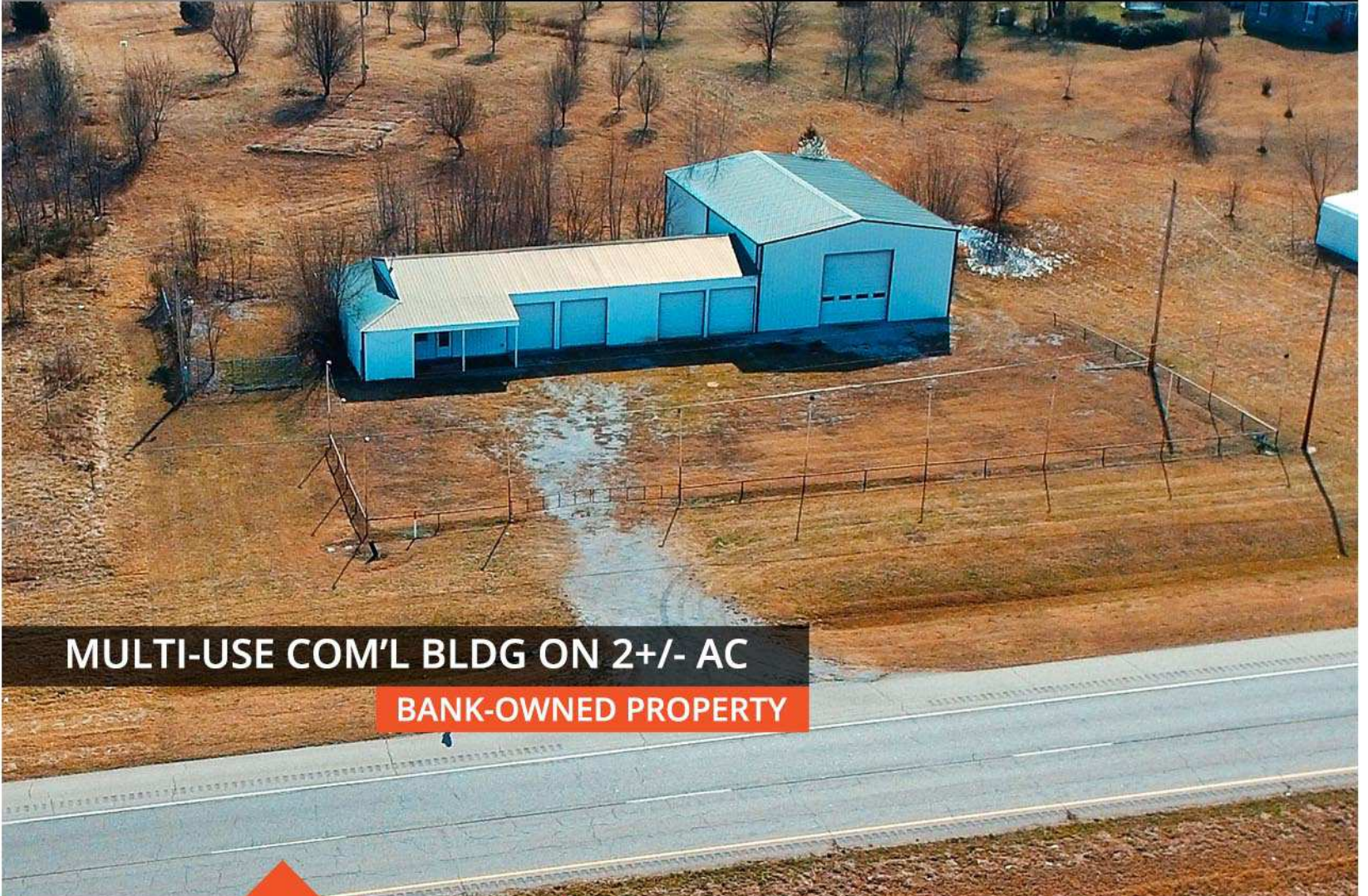




REAL ESTATE AUCTION

April 6th at 1pm



MULTI-USE COM'L BLDG ON 2+/- AC

BANK-OWNED PROPERTY



AUCTION DATE:

Thursday, April 6th at 1pm



PROPERTY ADDRESS:

15751 S Hwy 66
Claremore, OK



AUCTION LOCATION:

15751 S Hwy 66
Claremore, OK



cj-auctions.com | 918.550.8118

info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL



MULTI-USE COM'L BLDG ON 2+/- AC
BANK-OWNED PROPERTY

Multi-use Commercial Building located 5-miles north of Claremore fronting Hwy 66 in commercial area. 8,500 vehicle average daily traffic count.

DISCLOSURES:

- 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 parcels subject to any existing recorded easements.

TERMS & CONDITIONS

- 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 survey, closing fee, title policy.
- Taxes will be prorated through date of closing.
- Balance and closing costs are due 30 days from seller acceptance.
- Sale is subject to seller confirmation.
- 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.

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

The building includes office with reception area and two heated/air-conditioned warehouse areas. Situated on 2 acres with Hwy 66 frontage.

OFFICE AREA

- Large reception area with office, bathroom
- Central H/A, vinyl tile floors & ceiling fans

MAIN WAREHOUSE AREA

- Approximately 65'x35' area with 12' ceilings
- Insulated with four 10'x10' overhead doors
- Heated and air conditioned

SOUTH WAREHOUSE AREA

- Approximately 45'x65' with 20'ceilings
- Insulated with 20'x30' paint bay
- 15'x15' overhead door

EXTERIOR LOT

- Piped fence along front lot
- 12 elevated spot lights for security and display
- Secured fenced area on North end of the building
- Low maintenance building with metal roof and siding

3% Buyer-Broker Compensation | online bidding available

