



BANK-ORDERED AUCTION

Medical/professional building with high-visibility, high-traffic Chandler road location. Two-story 4,590 sf building on 3/4 acre lot located in established residential growth area. Open floorplan with reception area, multiple offices, conference rooms, kitchen and 29 parking spaces.

- Excellent condition & move-in ready
- Former dental office built in 2003



AUCTION DATE:
Thursday, Dec 5th at 10^{am}



AUCTION LOCATION:
On-site, 3241 Chandler Road
Muskogee, OK



INSPECTIONS:
By appointment.
Call 918.550.8118 to schedule.



BANK-ORDERED AUCTION

Medical/professional office building with high-traffic commercial location well-positioned near established residential areas. Move-in ready former dental office in excellent condition featuring a modern style brick, two-story office with professionally landscaped lot and paved parking. The floorplan is ideal for medical/dental use and easily convertible to other uses. Currently under lease (See disclosures)

- 4,590 sf Structure (gross)
- 0.79 ac lot
- 5 Com'l grade HVAC units
- Professionally landscaped
- 17 parking spaces in front and 12 spaces in the rear
- Large reception & waiting area
- Offices & conference rooms
- Full kitchen & storage rooms
- Two-car garage

ALSO SELLING SAME DAY

Downtown Warehouse, Tulsa - Bank ordered auction of 8,056 sf brick warehouse with 20' ceilings & adjacent vacant lot at 1215 S Detroit Ave.

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.
- Property is currently leased for \$3524.00 per month with termination date of October 1, 2020. Call office for copy of lease.

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.



Waiting Room



Conference Room



Reception Area