

**SITUATED
ON
3 LOTS**

ANOTHER JOHN SANDERS AUCTION

**Don't
Miss
It!**

AUCTION

PUBLIC AUCTION

Saturday, March 17th, 10:30 A.M.

**380 Wildwood Avenue SE
CLEVELAND, TN • BRADLEY COUNTY**

**UPSTAIRS YOU HAVE TWO
2 BEDROOM/1 BATH RENTAL UNITS.**



THIS PROPERTY HAS SO MUCH POTENTIAL.

Looking for a live-work opportunity or an investment property with loads of potential?

Situated on 3 lots, the main building was a produce stand with a small office, storage, an ice cooler, & a downstairs loading dock door. Upstairs you have 2, 2 bedroom/1 bath rental units.



**ONE LEVEL HOME COULD SERVE
AS ADDITIONAL OFFICE SPACE**

Connected to the building is a one level home that could serve as additional office space, an additional rental unit, or a great place to live!



RENTAL UNITS



LARGE PARKING AREA

Add to this, the large parking area and the fact that it's located on the corner of busy Wildwood Ave & SE 4th St and the possibilities are *TOO MANY TO COUNT!*

DIRECTIONS: Travel South on Keith Street, Lt on Inman Street, Rt on Wildwood Avenue & Watch for Auction Signs!!

CRYE-LEIKE
THE NAME THAT SELLS!!!
AUCTIONS
OF NASHVILLE, INC.

5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440
FIRM #1473 TBL #4553

**COME SEE US!
YOUR PROFESSIONAL
AUCTION TEAM!**



JOHN SANDERS
314.6001
TAL #4526 / AAL #1964
GAL #AUNR002746

**CONTACT JOHN FOR MORE INFORMATION
OR TO SCHEDULE A PRIVATE SHOWING!**

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AUCTION 423.238.5440

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**PUBLIC
AUCTION!!**

SATURDAY

March 17th, 2018

10:30 A.M.

**380 WILDWOOD AVE. SE
CLEVELAND, TN • BRADLEY COUNTY**



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440

For more information and photos or information on future sales, visit:

www.johnsandersauctions.com

SEE YOU THERE!

YOUR PROFESSIONAL



JOHN SANDERS
314.6001
AUCTIONEER

**AUCTION
TEAM!**



MOLLIE MAJORS
OFFICE MANAGER



**Call John for your personal, no obligation Auction
Presentation. Let us explain how an Auction can solve your
Real Estate, Personal Property and Estate Settlement needs!**

**Agents: 2% Broker Participation Offered!
Contact Auctioneer for Details!**

CONTACT JOHN FOR MORE INFORMATION OR TO SCHEDULE A PRIVATE SHOWING!

TERMS & CONDITIONS OF THE AUCTION & SALE:

REAL ESTATE: 20% down payment, non-refundable, day of sale. Earnest money may be cashier, business or personal check with a bank letter guaranteeing funds – payable to CRYE-LEIKE, REALTORS. Balance due at closing within 30 days.

PERSONAL PROPERTY: CASH OR GOOD CHECK DAY OF SALE. No credit or debit cards will be accepted. Must be paid in full on the day of sale.

BUYER'S PREMIUM: A BUYER'S PREMIUM OF 10% will be added to the successful bidder's high bid to determine the total contract price. Buyer's premium applies to all real and personal property.

CLOSINGS: The successful bidder will sign a real estate sales contract and any other forms as required by state law at the auction. Closings shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract.

TITLE X: Under Title X the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead base paint. The period of inspection is 10 days prior to the auction. All bidders must sign a waiver of the 10-day post-inspection period.

DISCLAIMER: All property sells AS IS, where is, with no warranties either written or implied. Any announcement from the auctioneer on the day of sale will take precedence over any other statements, either oral or written. All information included herein was derived from sources believed to be correct, but is not guaranteed.

**SEE YOU
AT THE
AUCTION!**



**MAIN BUILDING WAS
A PRODUCE STAND**

