

PRIME COMMERCIAL AUCTION

SATURDAY, JULY 22ND – 10:00/10:30 AM

**1973 / 2011 HILLSBORO BLVD, MANCHESTER
2 COMMERCIAL PROPERTY AUCTIONS!**



Here's your chance to come bid & buy at your price not 1 but 2 commercial properties on Hillsboro Blvd!

Located minutes from Exit 114 I-24, this property is in a prime location for any type of business!

10:00 A.M. Property #1. 1973 Hillsboro Blvd – Gas N Go Convenience Store. This property comes with 6 fuel pump locations, five 10,000 gallon tanks, 9 door walk-in cooler, display racks, Z-tape cash register and approximately 175 ft of road frontage. Building has approx. 1080 sq ft & approx .82 acres per tax record.

10:30 A.M. Property #2. 2011 Hillsboro Blvd – 41 South Sports Bar & Grill. Ready to go, building / business includes: 2 draft beer dispensers (8 head / 6 head), walk-in cooler w/ beer keg taps, custom built oak bar, oak tables, 10 flat screen tvs, built in sound system, fully functional kitchen, inside & outside dining, band stage, cash register, waiter/waitress prep area, security system w/cameras, metal roof, A/C units, handicap accessible restrooms, office and approx 245 ft of road frontage. Building has approx. 4148 sq ft & approx 1.29 acres per tax record.

Auctioneer's Note: Weichert Realtors, Joe Orr & Associates is honored to conduct this fine auction on two prime commercial properties. The Foster's, long time business family, have decided to liquidate these fine properties to pursue new business ventures. Properties of this magnitude do not come available often. Come prepared to purchase one or both properties, opportunities like this do not come around very often!

Directions: From Ext 114 of I-24 travel Hillsboro Blvd N, property on right, watch for the auction signs.

Realtor Incentive: Realtors showing property, registering buyer, attending auction and achieving winning bid on day of sale will receive 1% selling bonus. Call office for details.

Terms: 15% earnest money with signed contract day of sale, balance within 30 days. Property sold "As Is".

****Sale day announcements take precedence over written material. Sale: rain or shine****

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**Weichert,
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Charles Miller: License #0645
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