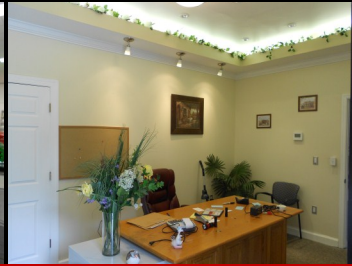


For Sale By

AUCTION



Where:

**Auction held on site:
1715 Coachman Plaza Dr.
Clearwater, Fl.**

Inspection:

**From 10AM
Day of Sale**

When:

**Mon, March 19th
@ 12PM**

PROPERTY DETAILS:

Block, stucco office/warehouse totally updated in 2005. A total of 5,250SF Featuring 6 grade level ,10'x10' , electric overhead doors, 12' ceilings in warehouse, 3 central AC Units and 1 wall unit, sprinkler system, and security system. The interior is professionally designed and beautifully built out into 7 offices, conference room, 2 bathrooms, reception area (2,200SF MOL) The warehouse (2,900SF MOL) has a foreman's office, 12' ceilings, and 4 overhead grade level doors. Office and Warehouse are separately metered. The outside features an all concrete surface and 23 parking spaces. Located just East off US 19 in Clearwater with easy access North and South on US 19 and East and West on SR 590, right in the middle of Clearwater commerce area.

FOR MORE INFO : Jason Tropf 727-515-1886

All information provided for this property has been obtained from many sources including but not limited to public records, appraisals, surveys, inspection reports, the Seller(s), or the Seller(s) representative. Therefore, you must rely on your own inspection and judgment as to it's accuracy. Auctioneers opening statement shall supersede all written or verbal information.

TERMS AND CONDITIONS: At the Auction, the winning bidder will be required to place a 10% deposit based on the purchase price of the property with American Heritage Auctioneers, LLC., as escrow agent. Personal checks will be accepted. The balance will be due at closing within 45 days. The Seller will pay for and will provide a Title Insurance Policy. The Seller will convey a General Warranty Deed. The Seller will pay for the documentary stamps. All prorations will be as of the day of closing. A 10% buyer premium will be added to the bid to create the purchase price.



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