

# Two Commercial - Investment Properties

For Sale By

# AUCTION

## Commercial / Retail Property

**WHEN:** Mon. Jan 25th @ 10 AM

**WHERE:** 19246 US Hwy 19 North

**PREVIEW:** Sale Day from 9 AM

- 2,059 S.F. Building, Zoned C-1 Commercial
- Parcel ID: 19.29.16.00000.140.0400
- Property Type: Commercial. Current use is Retail Car Lot
- Land Size: 70feet (mol) on Us Hwy 19, and 275(mol) feet deep.
- Property Access/Exposure: Excellent, Traffic Count: 89,500 daily
- Visibility/Exposure to Major Highways: Excellent



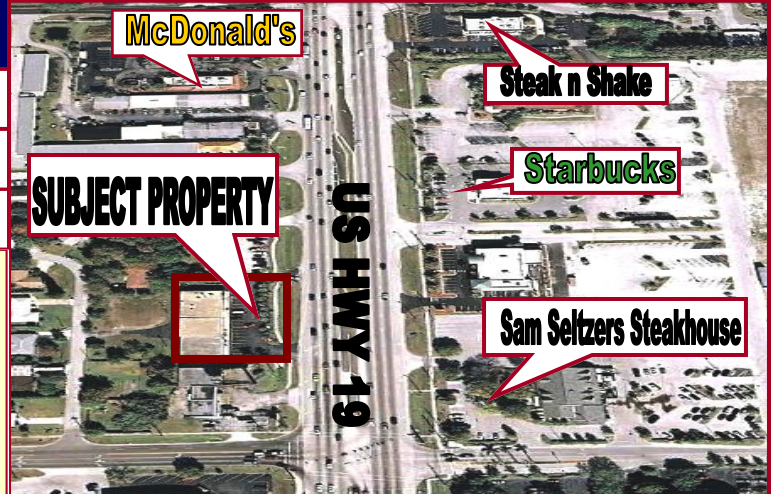
## Strip Center

**WHEN:** Mon. Jan 25th @ 11 AM

**WHERE:** 18350 US Hwy 19 North

**PREVIEW:** Sale Day from 10 AM

- \$156,977 is the 2009 Total Rent Income
- \$107,882 is the 2009 Net Income
- 9,500 S.F. Retail Center, Zoned C-2 Commercial
- Parcel ID: 19.29.16.00000.440.1200
- Property Type: Shopping Center, Current Use: Strip Store
- Land Size: Irregular shape. With 244 (mol) feet on Us Hwy 19, and 125 (mol) feet deep. Property Access/Exposure: Excellent, Traffic Count: 89,500 daily



All information provided for these properties 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.

**Additional Information is also provided on our website**

**For Info Call: Michael Peters 727.251.0531**

**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 proration 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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