

For Sale By **ABSOLUTE** **AUCTION**

"Everyone Welcome"

SUBJECT TO THE LENDERS ACCEPTANCE
"3,376 sf Office Building"



When:

**Tuesday,
Feb. 21st @ 12PM**

Where:

**Auction held on site:
2760 SE 17th St.
Building 500
Ocala, FL**

Preview:

**Day Of Sale
@ 11AM**

PROPERTY DETAILS:

Located in Winterwoods Professional Center, Building #500 consists of 3,376 SF with 7+ offices, 2 restrooms, shower, kitchen area, storage space, large open floor plan could be designed to accommodate many different business types, entrance has two separate doors which could be designed for two separate suites, CAM fees are \$300 per month, plenty of parking. Previous uses have included a hair salon, chiropractor & fitness center. Perfect for professional offices, medical, etc. This property will be sold ABSOLUTE SUBJECT TO LENDERS APPROVAL.

For additional photos and information visit our website: AmericanHeritageAuctioneers.com

FOR MORE INFORMATION PLEASE CALL: (352) 519-3130

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 its 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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