

On Site Commercial Real Estate Auction

**111 Main Street
Brook, IN 47922**

Saturday, April 6 @ 12:00 noon

Directions:

Wicker Blvd/US-41 to State Road 16. Turn East towards Brook. State Road 16 turns into Main Street. Building is located on the South Side. Follow Auction Signs.

Real Estate:

Opportunity and Location are first-rate for this 2,280 square foot commercial property, positioned on Main Street in downtown Brook. With some TLC and these low \$368 taxes, this Building could be a real income producer. A Large open store front comprises the main floor and a two bedroom apartment with separate entrance makes up the second floor. Rent both floors for Dual income, one floor for additional income or work and live in one place, imagination is the only limitation.

Real Estate Terms:

\$1000 non-refundable deposit, closing in 45 days, possession at closing, \$1,000 buyer's premium added to purchase price. Property sold "AS IS, WHERE IS" no financing, inspection or other contingencies to sale. Buyers must conduct their own due diligence and investigation of each property and must also investigate the suitability of each parcel prior to making a bid and purchase at the auction. Buyers must rely solely upon their own investigation and not any information provided by the Seller or Auctioneer. Failure of buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale.

Auction Terms:

Cash or Check with positive Identification. Not responsible for accidents or sold items. Information announced day of sale precedes printed material.

Property of: Harvester Longbows, LLC

For More Information Contact:

Choice Auctions
219-696-1771 or 219-712-6820
www.choiceauctions.net

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