



Professional Group

TAL# 5026

16875 Rankin Avenue
Dunlap, TN 37327

Office: (423)949-7653

Fax: (423)949-7397

www.C21ProGroup.com

Pamela Brown , Broker/Owner

Cell: (423)605-8026

pam@c21progroup.com

Jay Godsey, Auctioneer

TAL #5394



Standard Presort
U.S. POSTAGE
PAID
Permit No. 210
Sweetwater, TN

*Outstanding Investment Opportunity
Call Today for Private Showing*

**Saturday
Oct. 19th**

**ABSOLUTE
AUCTION**

**10:00 AM CST @ 7315 State Rt. 28
Dunlap, TN 37327**

ABSOLUTE AUCTION

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Commercial Building

- **Income Producing**
- **Excellent Location**
- **+/- 1 Acre**
- **150 Ft of Highway 28 Road Frontage**
- **3,600 SqFt of Office/Retail Space**
- **2,400 SqFt Warehouse Space**
- **Built in 1999**
- **Great Investment Property**

**Register
to win \$50
giftcards!**



Rain or Shine, sale will take place!

TERMS: 20% non-refundable down payment day of sale. Earnest money may be cashier, business or personal check with a bank letter guaranteeing funds, payable to Century 21 Professional Group. Balance due at closing within 30 days.

BUYERS PREMIUM: A buyers premium of 10% will be added to the successful bidder's high bid to determine the total contract price.

CLOSING: The successful bidder will sign a real estate contract and other forms as required by law the day of sale. Closing shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract. Preliminary title work has been completed by Austin, Davis & Mitchell - 423-949-4159

Disclaimer: All information contained herein is deemed to be correct but is not guaranteed. Announcements made day of sale take precedence over written material. No warranty expressed or implied given. For more information, call Pam Brown @ 423-605-8026 or pam@c21progroup.com.

DIRECTIONS: From Century 21 Professional Group, head Southwest on Rankin Avenue. Take a slight Right onto TN-28 South. Property is on the Right.

INSPECTION: Century 21 representatives will be on site October 18 from 11:00 AM CST to 3:00 PM CST and Day of Sale at 8:00 AM CST. To book a Private Showing contact Pam Brown at 423-605-8026.

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