

FOR SALE BY PUBLIC  
**AUCTION**

**October 25th at 11 am**  
125 19TH AVE SE, ST PETERSBURG



**RELOCATION**

- Block and a half away from Lassing Park
- This Unique Two-Story Home is currently split into a Duplex
- The Main Floor: Has Living Room with a Wood Burning Fireplace - Separate Dining Room - Large Kitchen with Built-Ins - 1 Bed/1.5 Bath - Beautiful Sun Porch
- The Second Floor: Has its Own Private Entrance - Full Kitchen - Living Room w/Window Seat - 2 Bed/1 Bath
- Can easily be Converted Back to a Single Family Home - Roof Replaced in 1998
- Also features a 1 Bedroom Carriage House with Workshop - Roof Replaced in 2002
- Very Private, Fenced Courtyard with 14' x 28' In Ground Pool, New Pool Pump 2006
- 3 Separate Meters

**PREVIEW DAY OF SALE 9AM**

**Terms and conditions:** At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. A 10% Buyer Premium will be added to the bid to create the purchase price. Premier Auction Group and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Premier Auction Group, Inc represents the seller only.



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