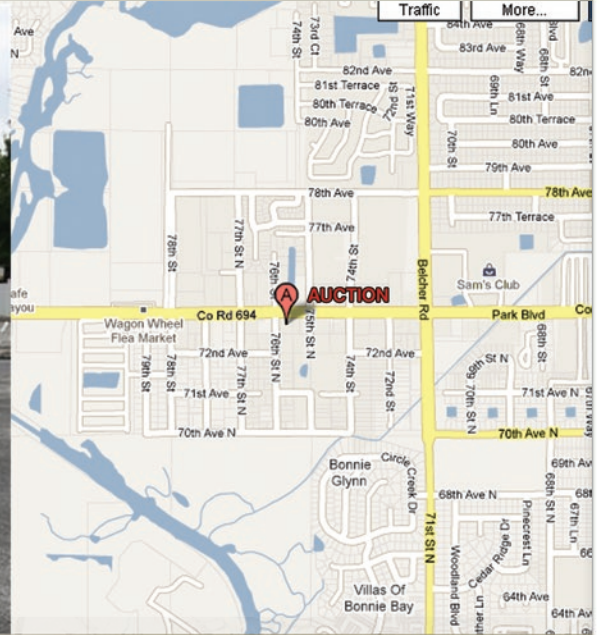


FOR  
SALE

BY PUBLIC  
**AUCTION**

**HUGE COMMERCIAL OPPORTUNITY**



**WHEN**

Saturday Oct 9th  
@ 11AM

**WHERE**

**ON SITE**  
7498 Park Blvd  
Pinellas Park, FL

**PREVIEW**

Day of Sale, From 9 AM

**SELLER FINANCING  
NON-QUALIFYING**

- \$100,000 Cash Down – 15 Year Term @ 9% (+)
- PITI – No Points, No Prepayment Penalty
- Modern \* Professional \* High Visibility
- Lot 158 x 172
- BLDG A = 1,880 Sq Ft  
7 Offices – 2 Bathrooms  
Built in 2001, CCB

- BLDG B = 1,450 Sq Ft  
14' Roll Up Doors  
Built in 2008, CCB
- Traffic Count Approx 50,00 Cars Per Day
- Parking 46 Striped, Able To Show 60 Cars
- Misc Included – 2 Large Illuminated Signs – Phone System - Security Cameras – 7 Industrial Light Poles – Televisions And Sprinkler Systems



**Vincent Gepp (727) 481-7042**

**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.