

COMMERCIAL REAL ESTATE AUCTION

We will sell the following Real Estate at public auction at
155 Washington St. Ypsilanti, MI 48197

Wednesday September 11th @ 1:00PM
25,00 Sq. Ft- 2 Story brick and block commercial building.

Approximately 14,000 sq. ft. first floor * Approximately 11,000 sq. ft. 2nd floor * Steel Skeleton * B-3 zoning * 106' front X 132' Deep * Elevator * Concrete floors * Free Standing Sign *

2013 state equalized value \$364,000.00

Tax Parcel number 111-11-39-101-017

Preview by appointment or call any time for information.
Jerry L. Helmer Auctioneer @ (734) 368-1734

Building Needs Considerable Improvements- Repairs and upgrades must be done to meet Ypsilanti City codes, prior to occupancy, such as roof- electrical- plumbing- heating- drywall- ceiling tile- central air- flooring- and possibly more

Terms: \$25,000.00 Deposit due on sale day (Cashier's Check or cash only.) Balance paid in full within 30 days. Purchaser must sign sales agreement day of sale. This Real Estate sold "as is" with no contingencies. Seller to furnish title insurance and warranty deed. Property sold free and clear of all liens, encumbrances, and back taxes, if any. Taxes will be pro-rated to the day of closing on a due date basis.

NOTE: A 10% buyer's Premium will be charged to purchaser (in addition to purchase price)

OWNER: JAMES PATE



Michigan State
Auctioneers Association



National
Auctioneers Association

Braun & Helmer
Auction Service

Auction Manager: Jerry Helmer 734.368.1734