

PLAZA AT AUCTION

8,840+/- SQUARE FOOT BUILDING WITH 1 - 4 STORE FRONTS

3147 SOUTH DORT HIGHWAY, BURTON, MICHIGAN 48429

ONLINE BIDDING ENDS: THURSDAY, FEBRUARY 15, 2018 AT 12:00 PM



Property Open House:

Monday, February 12, 2018 from 12:00 pm - 1:00 pm



REAL ESTATE TERMS AND CONDITIONS

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title immediately following the auction, in the amount of **\$5,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **Friday, April 6, 2018**.

TITLE: An Owner's Insurance Policy will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement and the Agency Disclosure.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 877-462-7673 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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Serving the auction industry for 25 years.



BURTON

MI

Genesee County

ONLINE COMMERCIAL AUCTION

- BURTON PLAZA -



3147 South Dort Highway, Burton, Michigan 48429
Online Bidding Ends:
Thursday, February 15, 2018 at 12:00 pm

ONLINE COMMERCIAL

AUCTION



Commercial Auction of the Burton Plaza,

3147 SOUTH DORT HIGHWAY, BURTON, MICHIGAN 48429

former location of Pizza Restaurant, with 8,840+/- square feet that can be 1 to 4 store fronts with parking lot. Property also has a free standing sign and is located on a busy street in a commercial area. Building will be sold on

THURSDAY, FEBRUARY 15, 2018 at 12:00 pm

during an Online Only Auction.



PROPERTY FEATURES

Free Standing Building
Former Pizza Restaurant
Located On A Busy Street
Easy Entrance and Exit to Dort Highway
Parking Lot
1 to 4 Store Fronts

OTHER INFORMATION

Foundation: Slab
Square Feet: 8,840+/-
County: Genesee
TD Parcel No. 59-28-501-143 and 59-28-501-144
Summer Taxes: \$9,639.47
Winter Taxes: \$1,592.26



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Directions:

I-69 to South on Dort Highway



*Roger Turner, REALTOR®, Auctioneer, AARE, CAI
Pamela Rose, Broker, Auctioneer, AARE, CAI*

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ONLINE!