



Great Business Opportunity! \$60,000 in Inventory

Public Auction



FRIDAY - AUGUST 26 AT 12:00 NOON

Located at 7174 Red Arrow Hwy., - Watervliet, MI 49098
West of Watervliet (M-140) on Red Arrow Hwy. (OR) East of Coloma on Red Arrow Hwy.

View Day Of Auction Starting At 10:30 A.M.



Approx. 2,200 Sq. Ft. Store Front Building



Approx. 1,800 Sq. Ft. Back Building



Approx. 800 Sq. Ft. 2 Bedroom Rental Home

Aerial View



Aerial View

Former Angelo's Engine Repair
2 Acre Parcel +/-
Watervliet Twp./Watervliet Schools
NON-HOMESTEAD
Property Class-401-Residential-Improved
-#11-21-0028-0011-13-0 (Business Buildings)
-Summer Tax: \$2,054.14 Winter Tax \$607.09
-#11-21-0028-0011-14-0 (Rental Home)
-Summer Tax: \$1,557.87 Winter Tax \$460.42
-Both Parcels Assessed at 105,600

Real Estate Terms: \$5,000 Non-Refundable Deposit, balance due in 30 days. Transfer with Title Insurance and New Deed. Sold in "AS-IS" condition. All offers are subject to sellers approval. Sold by current legal description, no survey given. Call Watervliet Township for Zoning and Use. 10% Buyers Premium added to final bid to determine contract price.

PARTS INVENTORY OFFERED IN LOT'S

- Lot-A: Mower blades \$ _____
- Lot-B: Belt Inventory \$ _____
- Lot-C: Tires/Weed Trimmers \$ _____
- Lot-D: Chain Saw Blades \$ _____
- Lot-E: Spark Plugs/Microfiche/Parts Books/Gaskets \$ _____
- Lot-F: Briggs & Stratton Parts \$ _____
- Lot-G: Tecumseh Parts \$ _____
- Lot-H: Kohler/Homelite Parts \$ _____
- Lot-I: Pullin/ECHO Parts \$ _____
- Lot-J: ECHO Parts/Pullies \$ _____
- Lot-K: West Wall, Bearings \$ _____

TOTAL \$ _____

Lot-A to Lot-K: \$ _____

Note: Offered in separate lots or altogether. Offers are subject to sellers approval. 10% buyers premium in effect.



Bulk Bids Only!

FORMER ANGELO'S SMALL ENGINE REPAIR
7174 Red Arrow Hwy., Watervliet MI 49098

TERMS: CASH, Good Check or Credit/Debit Card with Proper I.D. - Not responsible for accidents or goods after sold. All items are being sold in "AS-IS" condition. Announcements made day of auction supersede any printed material. Pre-View day of the Auction starting at 10:30 A.M. Subject to approval.

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