

ONLINE ONLY REAL ESTATE AUCTION INVESTMENT OPPORTUNITY

COMMERCIAL BUILDING W/ OFFICES & STORAGE
SOFT CLOSES THURSDAY, JANUARY 18TH, 6 PM CENTRAL





!~ ONLINE ONLY REAL ESTATE AUCTION ~!

PARROTT AUCTION
EXCELLENT COMMERCIAL REAL ESTATE OPPORTUNITY
Thursday, January 18th, 2024, Soft Closes 6PM Central
1308 Collins Avenue, Lawrenceville, IL 62439

Signs & Multi-page Booklet Brochures will be posted.

This is YOUR Opportunity to Own Well Maintained Commercial Building!

!~ Excellent Commercial Building with Quick Access to Illinois Route 1 ~!
Just 500+/- Feet From Major State Highway!
Located on Truck Route in Lawrenceville!

This single story, commercial building features low maintenance metal roof & exterior walls, high traffic carpet through the 5 spacious offices and durable sheet flooring in the break room & both restrooms!

Access to the building is through a commercial grade, aluminum framed entry door on the front of the building along with TWO walk-in doors on the East side of the building!

The large rear of the building features two overhead garage doors that provide excellent storage potential!



6 PM - ONLINE ONLY REAL ESTATE AUCTION

R.E. Taxes: Approx. \$2,804. Lawrence County Parcel Index# 06-003-214-00. Seller to pay prorated taxes to date of closing, buyer(s) thereafter.

Lot Size: 70' x 110' per county records.

Open House / Inspection Dates of

Wednesday, January 3rd, 4 – 6 PM Central
Wednesday, January 10th, 4 – 6 PM Central
-and-
Wednesday, January 17th, 4 – 6 PM Central

-or- By Appointment for Added Convenience For You!

For private tour of the property or more information, please Listing Broker
Zane Parrott at 812-890-5452 for your guided tour!

Please see www.parrottauctions.com for complete listing and
high resolution interior and exterior photos!

Bidding Has Started And Soft Closes Thursday, January 18th, 6 PM Central!

Soft Close: This is a soft close auction meaning two key points:

If the property is bid on within the last 5 Minutes of the auction, the lot will automatically get extended for an additional 5 Minutes. Countdown Timer will Continue to be reset to 5 minutes until no additional bids have been placed.

Automatic Bidding: (Max Bid Feature): This online bidding option makes bidding convenient allowing you to enter the maximum bid amount that you are willing to bid on an item. We encourage the use of this feature as it automatically competitively increases your bid for you up to your max bid price. No more forgetting to increase your bids -or- trying to keep pace with our online auctions. Simply Place Once Bid And we'll take care of the rest!

Approval of Bids: Seller fully intends to sell this property to the highest bidder day of auction, however, reasonable reserve is in place.

Bid Increments: \$500 increment levels from beginning of auction to end of auction.

Real Estate Terms: 6% Buyer's Premium will be added to the Bid Price to Arrive at the Total Contract Price. 10% of Total Contract Price will be placed day of sale as non-refundable Escrow. Balance Due at closing. Buyer to have all inspections completed prior to auction & have financial arrangements made prior to auction.

Termite: Termite Inspection and treatment will be paid by buyer(s)

Possession: Possession date of closing, subject to the rights of the existing tenant.

Rent Pro-ration: Rent will be prorated to date of closing. Lease Type: Oral Month-to-Month Lease. \$1,000 Per Month Rental Rate.

Contract Viewing: Digital Copy of the Real Estate at Auction Purchase Agreement will be posted to our website for your viewing, if you have any questions regarding the contract, Please call our Listing Broker and Lead Auctioneer Zane Parrott. These terms and conditions are non-negotiable.

Contract Signing: Immediately Following the Sale of the Real Estate, High Bidder will complete Real Estate at Auction Purchase Agreement and place Escrow at that time.

Contract Signing: Within 30 minutes of Auction Ending, Listing Broker Zane Parrott will contact the high bidder to make arrangements to sign the contract. You will be given two options:

Option 1) Real Estate at Auction Purchase Agreement will be emailed to the high bidder night of auction with buyer dropping of the Non-refundable escrow due next day

-or-

Option 2) Winning Bidder to be at Parrott Marketing Group, 1205 State Street, Lawrenceville, IL by 9AM following morning to sign contract in person and place non-refundable escrow at same time.

Title Insurance & Closing Timeline: Seller shall furnish the buyer(s) at Seller's expense an Owners Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s). Closing to occur as soon as necessary documents are prepared. Preliminary Title Commitment will be prepared and available for viewing on www.parrottauctions.com prior to auction. Plan to close in 45 days or less.

Closing Agent: Land Title and Abstract, Lawrenceville, IL will be the issuing the title commitment and the closing agent on the transaction. Preliminary Title Commitment will be prepared and available for viewing on our website, www.parrottauctions.com prior to auction.

Attorney For Estate: Jim Stout, Bridgeport, IL will be preparing the deed and P-Tax for the transaction.

Other Announcements: All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made in the future take precedence over any previous information.

The Estate of Ben Rue - Seller





ALL BROCHURES DESIGNED AND PRINTED IN-HOUSE AT PARROTT MARKETING GROUP, LLC
1205 STATE STREET, LAWRENCEVILLE, IL 62439

TEL: 618.943.4905

WWW.PARROTTAUCTIONS.COM