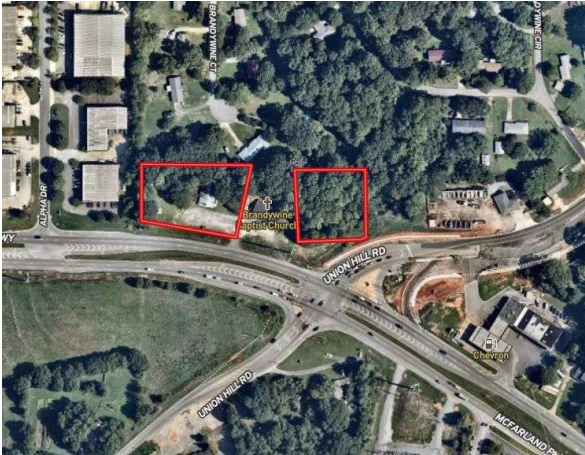


Commercial Building with Commercial Land: Alpharetta, GA

Property No.: 5562-C

Auction No.: 19130



Property Details

Property Type:	Commercial
Seller Type:	Individual
Auction Type:	Reserve
Total Land Area:	2.008
Square Feet:	3040
Year Built:	1968
Tax Identification Number:	041-006
County:	Forsyth
Address:	635-C McFarland Parkway Alpharetta, Georgia 30004
Lat/Lon:	34.13108, -84.23134

Agent Details

Listing Agent Information:	Derek Creviston SVN Creviston Commercial Realty 770.298.7945 dcreviston@svn.com
Buyer Agent Commission:	For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form

Closing Details

Closing Agent:

Buyer May Select Their Own Closing Firm for This Property

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Limited Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

Notes To Bidders from Auctioneer:

Please read this information prior to bidding.

****The property is currently listed at \$1.75 million; however, the seller has asked us to publicly state that “they are extremely motivated to sell, and any-and-all bids will be considered regardless of the bid amounts”. ****

Property **5562-A** includes 1.131 acres, a church and cemetery. The church is currently occupied and is on a month-to-month lease. Rent is \$2,500 per month and the seller states the rent is usually paid early or in advance. The cemetery does have plots still available. Should the new owner elect to terminate the rental arrangement they will be required to give the church 120 days advance notice. **Do not disturb the tenant.**

Property **5562-B** includes 0.877 acres and is located on a prime corner of McFarland Parkway and Union Hill Road. The property appears to us to have access via an ingress and egress easement as is shown in the *Survey and Deed with Easement Information* both of which are available for viewing in the download section above. It is advised that the purchaser perform their own due diligence and seek their own advice from legal counsel prior to bidding.

Property **5562-C** is the total property which includes both properties **5562A & B** and totals 2.008 acres. Upon conclusion of the auction the seller will evaluate the bids for 5562-A, 5562-B & 5562-C individually and may elect to accept the bids individually or as whole, at the seller's discretion. It is advised by the auctioneer if you are interested in purchasing A or B individually AND you would also have interest in purchasing the property in its entirety (C) then you should bid the price you are willing to pay on each offering individually.

Seven Hills Auctions, LLC:

Auction License: TN: 7182, GA: AU-C003134, FL: AB3765, AL:C-253, A5495, MS: #1613;

William C. Lee III, Broker, Firm GA-77326. FL-CQ1057830. AL-000147503-0. MS-23814

Kansas Properties Selling in Association with

Illinois Properties Selling in Association of Rick Levin and Associates.

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165

