



ABSOLUTE REAL ESTATE

AUCTION

Tues, November 19, 10 A.M.

1417 Fort Crook Road N, Bellevue, Nebraska

OPEN HOUSE
Thur, Nov 7th
11:00 to 1:00
& by Appointment!

AUCTIONEERS NOTE: *The Owner has ordered the real estate and improvements of a former national brand auto service center be sold at public auction to the highest bidder without reserve. This is a prime location in Bellevue on Fort Crook Rd close to Chandler Rd and Kennedy Fwy. Call now to inspect or plan to attend the open house.*



FORMER AUTO SERVICE OPERATION

SITE FEATURES

The property is situated on 3 lots comprising +/-8096 SF with Fort Crook Road frontage and convenient access to South Omaha and the Kennedy Freeway. The property is zoned ML (Light Manufacturing). 2012 consolidated real estate taxes are \$3,837.66. No USTs reported on property, Phase I Environmental Site Assessment Report available.

IMPROVEMENTS

A one story cinder block building with +/-1821 SF above ground and a lower level. Building is comprised of 3 drive through service bays, storage and office areas.



TERMS & CONDITIONS

- Successful bidder(s) will enter into an auction purchase agreement immediately following the sale. Closing will take place in approximately 30 days from sale day when marketable title, full possession & warranty deed will be given.
- A 20% earnest deposit is due on sale day. There will be an 8% buyer's premium added to the final bid price with the balance of the combined total due in full at closing. Title insurance and closing fees to be split equally between buyer and seller.
- All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes and those taxes shall be prorated as of the date of closing.
- Property will be sold: 1.) Subject to zoning, easements, covenants, right of way, reservations, and restrictions of record, 2.) As is with no warranties implied or intended, 3.) Without reserve.
- Buyers are responsible to inspect the property and verify all pertinent information. Announcements made sale day take precedence over printed material.
- Seller will not pay for any costs, fees or assessments associated with this property after closing.

P.J. MORGAN

REAL ESTATE AUCTIONEERS



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