

14,000 Sq. Ft. Commercial Real Estate Auction - Raytown, MO

Kansas City Area

Two buildings on large commercial lot all selling as one!

Bidding Ends Wednesday, December 12, 2018 at 5:30 p.m.



ONLINE ONLY

Located at 9717 East 63rd Street, Raytown, MO 64133.

Smith Brothers Hardware & Plumbing is going out of business.

14,000 sq. ft. of commercial retail in two buildings on large commercial lot selling as one!

For a private showing for real estate only, contact Michelle Harrington, REALTOR with RE/MAX Advantage.

- Office
- Retail
- Warehouse
- Built in 1950 and 1980
- Utilities: 220v service, electric, gas, phone, sanitary sewer, and water
- Delivery door(s)
- Exterior lights
- Private restroom

All square footage is approximate. Pre-auction offers accepted, no sellers' disclosures, no contingencies, inspections for buyers knowledge only.

Proof of funds required.

3 PLATS SELL AS ONE:

9715 E 63rd St. is land/lot,
9717 E 63rd St. is approx. 8,000 sq. ft., and
6308 Overton Ave. is approx. 6,000 sq. ft.
in Raytown, MO 64133.

- **Legal Description:** 9715: Aall's 2nd Add all of Lots 19 & 20 DAf: Beg at SE Cor Lot 20 th W Alg S LI of Lots 20 & 19.75.5' Th N Alg. A LIPARA To E LI Lot 19 125.7' Th Sely 147.73'. 9717: Hall's 2nd Add W. 24.5' of Lot 19 & All of Lot 18. 6308: Hall's 2nd Add in 16.5' of lot 15 & All of lot 16 & 17.
- **Parcel #'s:** (9715 E 63rd St.) 45-240-06-33-00-0-00-000 (9717 E 63rd St.) 45-240-06-34-00-0-00-000 (6308 Overton Ave.) 45-240-06-39-01-0-00-000
- **2018 Real Estate Taxes:** \$13,968.00
- Commercial Zoning
- **MLS #:** 2134997

Terms & Conditions:

Bidder Registration: Although there is no obligation to bid, all prospective buyers **MUST** register to bid at www.faheysales.com. For assistance in registering call 320.854.3510.

Down Payment: 5% non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Wednesday, December 12, 2018).

Closing: Closing on this property shall take place on or before Tuesday, February 12, 2019. Buyers wishing to close earlier will be accommodated.

Failure to close by the Buyer: If for any reason you are unable to complete the transaction, your down payment money will be forfeited.

Title: This property will be sold free & clear from any & all liens & encumbrances, but subject to any zoning, environmental, or other municipal, federal & state laws, easements, rights of way or other matters of record. Buyer to accept property in as-is condition.

Seller & Auctioneers Disclaimer: All announcements and updates made by the auctioneer on the website, shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding & decisions as to the high bidder will be at the direction & sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection & verification by all parties relying on it; no guarantee, expressed or implied, is given of the information contained in the brochure. No liability for its accuracy, error or omissions is assumed by the owners or the agents. Property sells in "as is" condition. Buyer will sign an as-is addendum.

Terms: 5% non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Wednesday, December 12, 2018). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Tuesday, February 12, 2019, the date of closing & possession.

Buyers wishing to close earlier will be accommodated. Buyers to have financing arrangements made prior to bidding on the auction with no contingencies of any kind accepted in the purchase agreement. A 5% buyers premium applies to this property and shall be made part of the purchase price. **Example: \$420,000 winning bid + 5% buyers premium = \$441,000.00 purchase price.** 1031 tax exchange language can be included in the purchase agreement at the buyers request, however, any 1031 tax exchange shall not alter the terms, conditions, or closing date of this transaction.

Taxes: 2018 taxes to be pro-rated.

Agency Disclosure: Fahey Sales Auctioneers & Appraisers and RE/MAX Advantage represent the seller in this real estate transaction. Dual agency may apply.

Referral Fee (Broker Participation Accepted But Not Required): A 2% referral fee will be paid to the buyers agent that registers their client with the auction company **prior to the client registering and bidding at www.faheysales.com.** Broker registration form and instructions can be found there.

Sells subject to sellers confirmation.

Personal property sells in a separate online auction closing on the same day.

Wednesday, December 12, 2018 at 3:00 p.m. CT

EVERYTHING MUST GO.

More information, complete terms & online bidding at www.faheysales.com

For more information or a private showing, contact

RE/MAX

RE/MAX Advantage

Michelle Harrington

MichelleHarrington@remax.net

816.903.1512



Please register to bid prior to auction closing day.

Questions?

Fahey Auctioneers
320.854.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

MN Auctioneer: 43-11-09 - Reg. WI Auctioneer: 2401-052
FL Auctioneer: AU4311 - MO Auctioneer: 0003



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