

PUBLIC AUCTION



**Saturday,
July 29, 2017
10:00 a.m.**

Great Commercial Property in Elk City, OK • Madison Avenue Suites

SALE & PROPERTY LOCATION: 120 South Madison Ave., Elk City, OK



AUCTIONEER'S STATEMENT: This property will be offered as a complete unit. Tanning Beds, Toning Tables, Beauty Shop Equipment and Shenanigans Lingerie will not be piece milled and sold separately. This is a great opportunity to purchase a great investment property with several long time renters and established businesses.

PROPERTY DESCRIPTION: The property has potential to have up to 30 rental units, 8 are currently rented by 5 long time renters, two rooms are now rented by the Lingerie Boutique, 8 rooms and the small lobby has the Tantastic Business which offers a computer system that runs the 6 tanning beds and red light therapy. There is a Hand Air Brush unit with exhaust and 12 Robotic Toning Tables. Included also will be a Bowflex and Bowflex Treadclimbers, Dial Weights, Hand Weights, Treadmill and Bicycle, a Boxing Stand with Kick Bag. There are three rooms in the beauty shop and has a complete set-up for 6 beauticians. There is a utility room, laundry room and two restrooms and also a common lobby. This building has security cameras, fully furnished and decorated, tv's, and towels. Looking For a Great Investment that would be a turn-key opportunity – Don't Miss This Sale!!!

REAL ESTATE TERMS: 10% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2016 and prior taxes will be paid by seller. 2017 taxes will be prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a transaction broker.



**Scan QR
Code for
more
information!**

Owners: Madison Avenue Suites – Allen & Renee Schrick



Grant's Auction & Realty

580-225-0269 • "The Complete Liquidation Professionals"



Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

FIND US ON THE WEB AT
www.grantsauction.com

Johnny Grant 1926-2010

Jeremy Justus
Auctioneer

Monte Tucker
Auctioneer & Sales Associate
Sunny Point, America
(580) 515-4477

ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.