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THURSDAY, APRIL 20TH AT 11:00 AM (CT)

ABSOLUTE AUCTION

608 Hwy 431 Boaz, AL

**OPERATING C-STORE
WITH DETAIL SHOP**

Prime Location at Major Intersection of Hwy 431 & Billy Dyar Blvd

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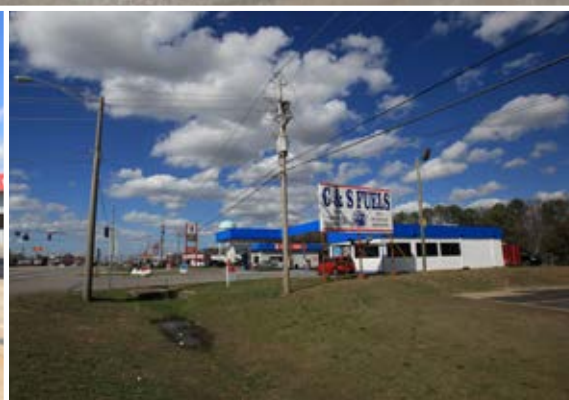
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Property Information

- 2 Signs
- High Traffic Count - ALDOT over 20,000 Cars Per Day
- Highly Visible - Approximately 200' Frontage on Hwy 431
- Zoned B-3
- Traffic Light for Access
- C-Store is approximately 1,480± sq. ft.
- Detail Shop is approximately 868± sq. ft.
- 3 Pumps
- 2 Tanks
 - 1 – 6,000 Gallon
 - 1 – 6,000 Gallon Compartmental Fuel and Diesel/Kerosene
- .68± Acre Site (200'x150'±)
- Located next to Western Sizzler, Alexander Ford, Wendy's , Arby's, Banks and Numerous Other Businesses
- Appraisal for \$460,000 in 2013
- Equipment & Inventory Available

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Auction Information

Sale Date and Location: Thursday, April 20th at 11:00am, registration begins at 10:00am. The property will be sold from the premises at 608 Hwy 431, Boaz, AL.

Terms of Sale: 10% down due on auction day with the balance due at closing within 30 days.

Property Information: Additional information is available on our website.

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

Property Inspection: An auction representative will be onsite Wednesday April 12th and April 19th from 9:00am – 12:00pm (CT) or by appointment. Currently in full operation, therefore the property may be viewed during regular business hours.

Buyer Broker Participation: Buyer Broker Guidelines are available on our website.

Directions: Located just South of Hwy 168 at intersection of Hwy 431 & Billy Dyar Blvd.