

DEMPSEY AUCTION

Wednesday, March 15, 2023 at 10:00 am

LARGE RETAIL/OFFICE/WAREHOUSE COMPLEX ON 8.29 ACRES

Selling in (2) Tracts – Offered Individually, in Combinations, and as a Whole

Trucks – Excavator – Tools – Equipment

Many Additional Items Too Numerous To Mention

615 Industrial Boulevard, Villa Rica, Carroll County, GA



8.29 Acres:

- All utilities
- Property is located within the city and is zoned I1 – Low Density/Light Industrial
- Fencing around the developed area of the property
- Paved drive and parking

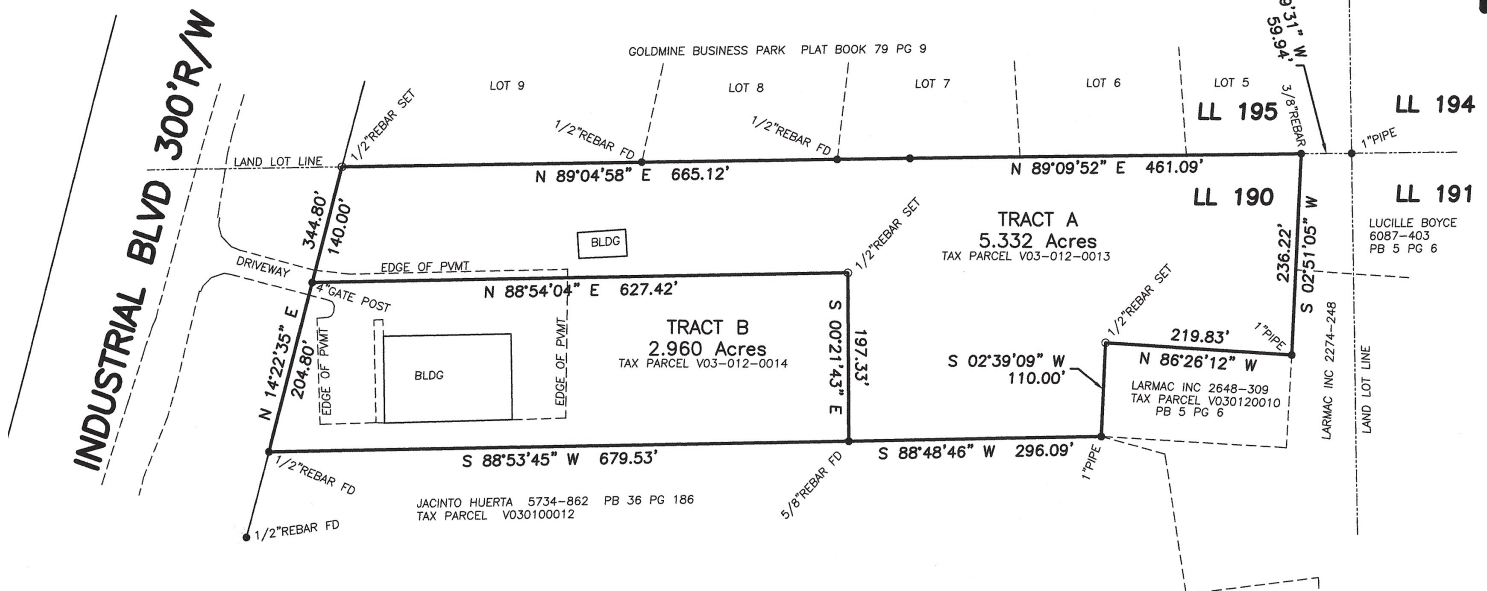
2022 Property Tax:

- 2.96 Acre Tract – \$5163.85
- 5.33 Ac Tract – \$2128.81



GOLD CITY HOLDINGS, LLC
BEING IN LAND LOT 190 6th LAND DISTRICT
CARROLL COUNTY GEORGIA

SCALE 1" = 150' PLAT DATE: FEBRUARY 10, 2023



CALL US BY NAME 1.800.DEMPSEY OR VISIT OUR WEBSITE DEMPSEYAUCTION.COM

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Auctioneer's Note: Outstanding commercial property located at 615 Industrial Boulevard, featuring a 16,000 sq ft metal building. The front retail area includes a clerking area and bathroom, while upstairs, two offices and a conference room are available. Abundant warehouse space is located at the side and rear of the building, with (2) loading docks featuring 16ft and 24ft roll-up doors. An additional ~1000 sq ft warehouse is currently used for storage. The property is within minutes of Highway 78, I-20, and 101 (Rockmart Road). This location provides easy access, exceptional visibility, and ample parking. ***Don't miss this incredible opportunity!***



CLIENT REFERRAL: Dempsey Auction will gladly pay any licensed Broker/Agent for registering a successful purchaser of real estate. Specific Terms Apply.

OPEN HOUSE: Representatives will be on-site on Friday, March 10th, and Tuesday, March 14th from 1 – 4 PM, or inspection may be arranged privately.

BIDDING: The auction will be Simulcast with the opportunity to participate Live, in person, or Online through our MarkNet Online Platform, whichever is most convenient.

SALE SITE: Auction to be conducted on-site at 615 Industrial Boulevard, Villa Rica, GA.

TERMS AND CONDITIONS: 10% Buyer's Premium to be charged on all purchases.

Estate — 10% down with a balance due on or before 30 days from above date.

Personal Property, Equipment, and Rolling Stock — All purchases shall be paid for in full on sale day by cash, credit/debit card (3.5% convenience fee) certified check, or personal/company check with bank letter guaranteeing payment to DEMPSEY AUCTION CO, for this specific auction. 7% sales tax will be charged and collected on the full purchase price unless the purchaser has a valid sales tax resale or exemption certificate and executes the appropriate form on sale day—**NO EXCEPTIONS.**

NOTE: All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure 2023.

CLOSING: Closing to be on or before 30 days from Sale Date.

For plats, brochures, or further sales information on this auction, contact US BY NAME @ 800.DEMPSEY (336.7739).

AUCTIONEERS: Ray Dempsey | Lou Dempsey, GAL #113 | ALB#065553 | AAL#1103

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