

Commercial Real Estate Auction

702 York Avenue, Salina, KS 67401

Open house: Sunday, December 9th from 2:30 to 3:30 PM

Auction: Tuesday, December 11th, 2018 at 6:30 PM on premises

Call Mark Baxa or Chris Rost for an Appointment to see Building.

Seller: Jack A. Wilson Trust — Advantage Trust Company, Trustee



Features of Property

1.2 Acres on the corner of York and North Street. The warehouse located on the property was constructed in approximately 1985 and has public access with two paved roads leading to the property. The warehouse is metal with a steel frame and is approximately 60' X 80' or 4,800 sq. ft. The lot size is large at approximately 53,108 sq. ft. The property is zoned I-2 (Light Industrial District). The property is assessed for taxation purposes as residential use. Taxes for 2017 were \$1,600.26. The property is vacant.

TERMS ON PROPERTY: 10% down the night of the sale and signing of a sales agreement. Balance is due on or before December 31st, 2018. Building and Property is being sold in an AS IS condition. No warranties expressed or implied by Coldwell Banker Antrim Piper Wenger Realtor's or Seller. All inspections are to be completed prior to auction at Buyer's expense if requested. Title Insurance to be shared equally between Buyer and Seller. Taxes pro-rated to closing. Buyer to produce a letter of financing preapproval from lender prior to sale to the Auctioneer to include Cash offers. Sale is not contingent on the buyers obtaining financing. Price to be approved by seller.

POSSESSION: Upon closing.

AGENTS: Mark Baxa, Realtor and Chris Rost, Broker @ Coldwell Banker Antrim Piper Wenger Realtors represent the Seller in this transaction.

Announcements day of auction take precedence over printed material.

Auction conducted by Mark Baxa REALTOR®/Auctioneer, Coldwell Antrim Piper Wenger REALTORS®



Mark Baxa
REALTOR®
Cell: 826-3437
Office: 785-827-3641
631 E Crawford Salina KS 67401
mbaxa@cbsalina.com



Chris Rost
REALTOR®
Cell: 493-2476
Office: 785-827-3641
631 E Crawford Salina KS
67401

