

AUCTION

SATURDAY, JUNE 3rd * 10 AM

1171 COMMONWEALTH AVENUE
(PREVIOUSLY 1119 COMMONWEALTH AVE)

BRISTOL, VA

140,000 SQ. FT. +/- BUILDING
4 ACRES +/-

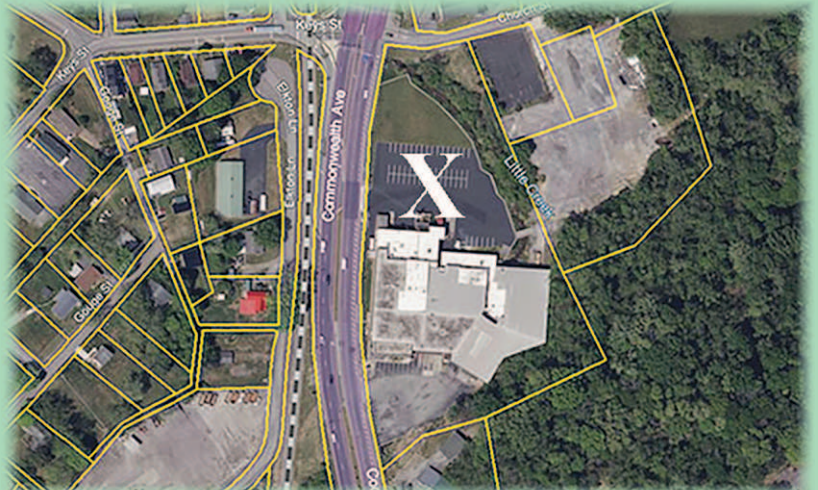


**PRIME COMMERCIAL
REAL ESTATE
CASINO DISTRICT**



GREAT LOCATION!!!

THIS PRIME COMMERCIAL REAL ESTATE IS LOCATED ON LEFT, AT THE FIRST RED LIGHT, JUST OFF EXIT 3 - INTERSTATE 81 * "A GREAT OPPORTUNITY" WOULD BE AN UNDERSTATEMENT FOR THIS PROPERTY; BUILDINGS LIKE THIS DO NOT COME ON THE MARKET VERY OFTEN, ESPECIALLY IN SUCH A GREAT LOCATION, JUST OFF I-81, ON A HIGH TRAFFIC FOUR-LANE, COMMONWEALTH AVE * PROPERTY IS JUST A STONES THROW AWAY FROM THE NEW HARD ROCK HOTEL AND CASINO, WHICH IS HAVING A HUGE IMPACT IN THIS AREA * THIS BUILDING SITS ON OVER 4 ACRES +/- OF GRADE LEVEL PROPERTY * THERE ARE TWO EXTREMELY LARGE PARKING LOTS THAT WILL ACCOMMODATE ANY TYPE OF BUSINESS ACTIVITY * HAVING 140,000 SQ FT +/- THE POSSIBILITIES WITH THIS BUILDING ARE ENDLESS * BUILDING OFFERS ALL TYPES OF OFFICES AND MEETING SPACES, MULTIPLE WAREHOUSE AREAS WITH AN UNBELIEVABLE AMOUNT OF STORAGE SPACE, AS WELL AS SEVERAL LARGE REFRIGERATED ROOMS, RESTROOMS, FULL-SIZE CAFETERIA WITH A COMMERCIAL KITCHEN AND DINING AREA * BUILDING IS SEMI-TRUCK ACCESSIBLE, HAVING LOADING DOCKS/DOORS AND DRIVE IN ACCESS * BUILDING HAS BEEN UPDATED AND VERY WELL MAINTAINED * THIS IS AN AUCTION YOU DO NOT WANT TO MISS, THE OWNERS ARE READY TO SELL *



DIRECTIONS: FROM INTERSTATE-81 - TAKE EXIT 3 TOWARD BRISTOL, ENTRANCE TO PROPERTY IS LOCATED ON LEFT JUST PAST FIRST RED LIGHT * SEE SIGNS *

VIEWING: VIEWING OF REAL ESTATE WILL BE 8:00 AM ON DAY OF SALE OR CALL OUR OFFICE FOR AN APPOINTMENT FOR A PRIVATE SHOWING *

REAL ESTATE TERMS: 10% DOWN ON DAY OF SALE • PROPERTY SOLD "AS IS-WHERE IS" WITH NO WARRANTIES OR REPRESENTATION OF ANY KIND * 10% BUYERS PREMIUM ADDED TO HIGH BID TO DETERMINE THE FINAL CONTRACT PRICE *



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