



## Commercial Warehouse Real Estate Auction

Auction Date: July 28th, 2022 at 10am EST

Auction Location: 2331 S 30<sup>th</sup> Street, Lafayette, IN 47905

**Address:** 2331 S 30<sup>th</sup> Street, Lafayette, IN 47905

Zoned: I-3 Industrial      Acres: 8.269 +/- Acres

Building Size: 108760+/- SF      Rehabbed: 2021 (\$2.5Million – ½ of Whse)

Rehab Includes: New roof, Food Grade Lighting, Food Grade Docks, Rodent Control, Pallet Racking Included with Sale of Property, Sprinkler System Fire Suppression (Set Up so can be Added in Old Section), Upgraded Electrical in Remodel



Don Smock Auction Company, Inc.

- **Multiple Tenants with Income Potential**
- **Property is Available to Purchase Prior to the Auction**

**Contact Matt Scalf for More Details**

**888-834-0801**

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### Terms:

TERMS OF AUCTION: SALE IS NOT CONTINGENT ON BUYERS PRE-APPROVAL. COME DAY OF SALE WITH FINANCING SECURED. Buyer's Premium: 2%. SALE SUBJECT TO COURT APPROVAL.

Property Sold "AS IS AND WHERE IS WITH ALL PLUSES AND MINUSES AND SUBJECT TO ALL ANY AND ALL EASEMENTS, HIGHWAYS, RIGHTS-OF-WAYS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS OF RECORD AND THERE SHALL BE NO CONTINGENCIES OF ANY KIND. DSA will not be held to answer claims whatsoever concerning the condition and/or title of the property.

NO WARRANTY: The descriptions of items appearing in advertising prior to this auction are believed to be correct. Nevertheless, neither those descriptions nor any oral statements made by Owner, its Officers, Agents and Employees of Auctioneer concerning any item shall be construed as a warranty, either express or implied AS TO THE CONDITION OF THE PROPERTY. PROPERTY AND BUILDINGS SOLD AS IS - WHERE IS with absolutely no expressed or implied warranty whatsoever. I, the Buyer, have examined this property and accept it the way it is. and by execution herein below I waive and disclaim any express or implied warranties, including but not limited to, fitness for a particular purpose; UCC warranties and manufacturer's warranties. Further, it is the sole responsibility of the Buyer to verify the viability of any item purchased. ALL ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER ANY PRINTED MATERIAL.

Nic Smock Auctioneer # AU10500037 Sold in Conjunction with Shawver Auctioneering & Real Estate