

**ONLINE BIDDING ENDS  
THU. MAY 29 AT NOON**



# **AUCTION**

**SELLING FOR DIVISION**



**10,000+ SQ FT COMMERCIAL  
BUILDING WITH LONG TERM TENANT**

**10364 AL HWY 168, BOAZ, AL 35957**

This highly visible, well-located commercial building has been a consistent income producer for many years. Family Dollar has occupied the upstairs portion since 1982 and signed a new lease last year with multi-year renewal options. There is potential for even more income since the building has a basement underneath it that can be repurposed. Contact us for due diligence materials and be ready to bid!

**PREVIEW IS BY APPOINTMENT.**

**Please call to set up a private tour.**

**MORE INFO ON BACK! View more details and register to bid online at:**



**[southerneliteauctions.com](http://southerneliteauctions.com)**

**256-513-3333**

*Your Auction Team!*

Craig Buchanan AL#1365 TN#4806  
John Tumminello AL#5564

*Auctions*



Please call our partner agent Ivan Croes, Southern Elite Realty, 256-550-2520 or Craig Buchanan, Auctioneer, 256-797-1999 with questions or to schedule a showing.



**LOCATION:** From US 431 in Boaz, turn west on AL Hwy 168 (McDonald's on corner). Go 0.6 miles to the property on the left.

**AUCTIONEER'S NOTE:** The building is situated on 0.63 acres (per tax records) with ample parking and easy access from the main road. This is a rare opportunity to acquire a highly desirable property with a long-term, stable tenant AT AUCTION. Don't miss this chance to buy at YOUR PRICE!

**SALE TERMS:** 20% down at close of the auction with the balance due on or before 30 days. A 10% auction premium applies. Announcements made sale day take precedence. Insurable title will be conveyed by warranty deed. All items sell in AS IS, WHERE IS condition. Measurements and other data provided is believed to be correct but not guaranteed. Potential buyers are encouraged to perform desired due diligence prior to bidding.

**LOT LINES APPROXIMATED  
NOT TO SCALE • NOT A SURVEY**

