

FOR
SALE

BY PUBLIC
AUCTION

\$\$\$ HUGE \$\$\$ MULTI OR SINGLE TENANT INDUSTRIAL OPPORTUNITY
3 BUILDINGS - 2 PARCELS - BUY 1 OR ALL 3 - NON QUAL SELLER FINANCING



WHEN

Saturday, Nov 16th
@ 10 AM

WHERE

On Site:
4204 Louis Ave,
Holiday FL

INSPECTION

Showings By Appointment
Day of the Sale from 9AM

Opening Bids: Parcel A: \$825,000 - Parcel B: \$700,000

- Built in 1983
- 50 Year Rubber Roof Warranty
- FLOOD ZONE X
- Multiple Electric Meters in each building
- Water Meter on Each Parcel
- Plenty of Parking
- 12 Ft Clear Height to 16 Ft
- Outdoor Fenced Storage
- 11 Foot Roll Up Door Height
- Lighted Pylon Sign

SELLER FINANCING:

20% Down- 9% Interest only- 5 Year Balloon- 30 Year Amortization, Seller Financing OPTIONAL

MORE INFO ON BACK



COLDWELL BANKER
REALTY

Vincent H Gepp P.A.
727-481-7042

Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. Coldwell Banker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Coldwell Banker represents the seller only.



Parcel A

31-26-16-0120-00E00-0066

4204-4206-4208-4218-4220-4222-4224 Louis Ave

Two Separate Buildings

4,640 SF

2 Roll Up Doors – 3 Electric Meters-
2 Multi Room Office Suites plus Warehouses

10,000 SF

5 Roll Up Doors-3 Electric Meters-
2 Multi Room Office Suites plus Warehouses-
Outside Fenced Storage

Parcel B

31-26-16-0120-00E00-0063

4144-4146-4148-4150 Louis Ave

12,000 SF Building on .6 Acres

Tenant occupied thru Dec 31, 2027

@ \$145,000 ++ per year

(3) 1 Year options

1 Loading Well

4 Roll Up Grade Level Doors

2 Electric Meters

26,640 Total SF

SELLER FINANCING: 20% Down- 9% Interest only- 5 Year Balloon- 30 Year Amortization

Seller Financing OPTIONAL

FLOORPLANS AVAILABLE ON THE WEBSITE
WWW.AUCTIONSFLA.COM