

FOR SALE BY PUBLIC AUCTION

INCOME!! MULTI GENERATION HOME!! - 2 COMPLETELY SEPARATE LIVING UNITS



WHEN

Saturday, Apr 12th
@ 12:00 Noon

WHERE

On Site:
102 Shore Dr West,
Oldsmar, FL

OPEN HOUSE

Sun April 6th From 12 till 3
Day of the Sale From 11 AM

Opening Bid: \$475,000

- Directly Across from R.E. Olds Park
- Two Complete Living Units
- 3 Bed 2 Bath - 1550 SF AC- LR-DR - Full Kitchen
- 2 Bed 2 Bath - 990 SF AC- LR- Full Kitchen
- Water and Park Views
- Separate AC Units
- Manual Read Electric and Water Meters on Unit 2
- HUGE Backyard- Large Garage
- NO Water Damage

Potential Income: \$51,600, Actual Expenses: \$7,100, Net Income: \$44,500



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.