

White Pigeon, Michigan Absolute Real Estate Auction

COMMERCIAL BUILDING AND LAND AND PERSONAL PROPERTY

Thursday, June 20, 2019 at 6 pm

Property and Auction Location: 833 Chicago Road, White Pigeon Michigan 49099



- 80 x 100 free standing divisible building in first-rate condition
- 1.21 acres of land with apx 150 feet frontage on US 12
- Very nice men's and women's restrooms
- Built in 1998, remodel in 2017
- Heating Cooling systems all go 3 zones, furnaces & ac's
- 9 x 14 walk in cooler with new compressor
- City Water & City Sewer
- Commercial Retail options unlimited
- High Viz Location next to McDonalds at corner of US-131 and US 12
- Outstanding Investment opportunity
- Use options: single or multi-tenant rental; office; recreational, religious or educational facility, former Family Dollar Store
- Ideal facility for grow, production and retail in emerging Cannabis market
- Surfaced Parking for 40 + cars
- 3 miles north of the 80-90 Toll Road
- Property will be sold to the Highest Bidder! No Reserve No Minimum bid
- Plan now to be there.
- Property is available for inspection by appointment with Auctioneers and brokers



General Real Estate Terms: 10% down day of sale with closing in 30 days; Seller will provide clear title. 5% Buyers Premium, Complete terms available on request and day of auction.

OPEN HOUSE INSPECTION DATES: THURSDAY, MAY 30 • 4-6 PM AND THURSDAY, JUNE 6 • 4-6 PM
ADDITIONAL INSPECTIONS WELCOME BY APPOINTMENT

Personal property auction following real estate sale:

Allis Chalmers #3000 Forklift Model ACC stainless counter top refrigerator 36"x36"; True upright stainless Freezer 27"x83"x30; True stainless double door Freezer 27"x83"x55"; True upright double glass door refrigerator; Nelson Model BD8-JR ice cream freezer with stainless condiment dispenser 54"x32"x32"; Nelson Model BD16-DIP Ice Cream dispenser w/ plex glass display; 88"x36"x26"; Manitowoc Model QY0214A ice maker 26"x40"x48"; Brasilia Model CADETTA-S-S-2 2 station Espresso machine; Bunn coffee mill Model G1 HD; Grindmaster Model 810 coffee mill; Bunn commercial coffee maker; Cobatco Waffle maker Model MD10SSE-L; Server Model Twin fudge dispenser; Hamilton Beach shake mak machine; Atlas stainless soup dispenser; Eagle 3 basin stainless steel sink 86", [2] Kysor Warren produce display coolers, Model D63-12U (12 FOOT) AND MODEL D63-8U (8 FOOT) with separate exterior compressors; 10 tables; 40 chairs; some high; 2 Royal digital cash registers; various racking; boxes of cups, plates, plastic utensils; steel desk; some office and additional smalls



Auctioneers Note: Better be there to bid on this one. Many options. Potential unlimited; Good location and will be sold to the highest bidder.

Announcements Made At The Auction Take Precedence Over Previously Released Information.

Inspect, Arrange Financing and Bid Last!

- Seller -

EPM ENTERPRISES LLC

Auction Conducted by:

BARTEL & COMPANY

Brad B. Hooley, Auctioneer AU0920009

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