

# AUCTION

**SATURDAY MAY 30TH @ 10:00 A.M.**

**1036 OLD BRISTOL HIGHWAY, ELIZABETHTON**

**2 COMMERCIAL BUILDINGS THAT ARE READY FOR YOUR NEXT BUSINESS VENTURE.  
LOCATED ON THE OLD BRISTOL HWY JUST OUTSIDE OF THE CITY LIMITS OF ELIZABETHTON.**



**DIRECTIONS:** From Broad Street, turn onto [redacted] Ave. to the Old Bristol Highway. Property will be on the right.

**AUCTIONEERS NOTE:** Two Commercial Buildings located on [redacted] 88' of frontage on Bristol Highway, near the intersection of Bristol Highway and [redacted] Property located just outside the City, but is situated on a heavily traveled highway leading into the City. Good location for the business. City taxes. Main building offers 1,200 sq. ft. on one level with a half bath. Additional building [redacted] 4 sq. ft. Both buildings in good condition and offer numerous possible uses. In the past, the buildings have been used for a [redacted] business and as a storage facility. Possible future uses include a beauty salon, craft or thrift store, business office or a storage facility. Motivated seller! Low Reserve so come prepared to bid and purchase!!!

**TERMS:** 10% down day of [redacted] to be within 30 days of contract signing. Built before 1978 lead based paint form applies.

**NO BUYERS PREMIUM!!!!**

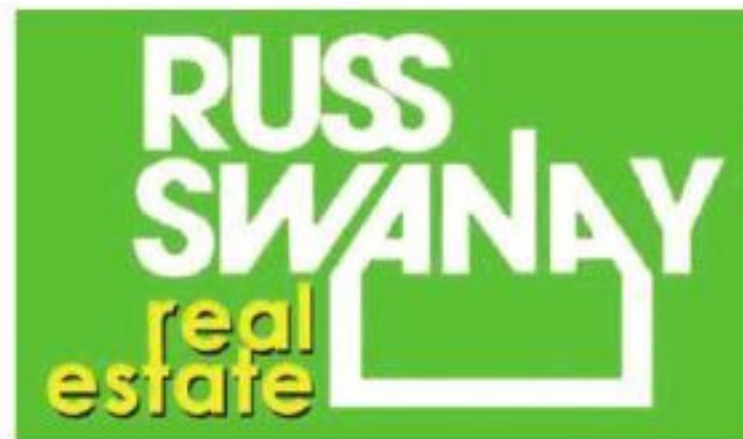
For More info contact:

**Russ Swanay Real Estate**

112 South Armed Forces Dr

Elizabethton, TN 37643

**423-543-5741**



**WWW.SWANAYPROPERTIES.COM**

Auctioneer: David Collins P.A.L. # 4465 THE TRI CITIES MOST INNOVATIVE FIRM!!!