

# Commercial Property

# Auction

"We Sell it the Day You Need it Sold!"

**Thursday Eve., August 23, 2012 • 6:00 pm**

**Sale on Site: 801/802 1st Ave. Perry, Iowa**

High Traffic Location



## General Description:

Offering 21,700 sq. Ft. Commercial property located on 1st Ave. one of Perry's busiest commuter streets! Over 20,000 sq. Ft of illuminated asphalt parking! 700 sq. Ft. Air conditioned office/sales building! Formally Perry Auto Center!

**Brief Legal Description:** Lot 1 & S5' Lot 2, Lot 11 & 12, Block 10

**Taxes:** \$6,708.00 Per Yr

**Terms:** Cash, 10% down payment day of auction w/balance due on or about 30-45 days at closing. Sold in 'As-Is' condition & w/no contingencies. Announcements sale day supercede printed material.

***Ron Coleman, Seller***

**Daugherty Auction & Real Estate Services, Inc.**

***Kelly Daugherty, Chad Daugherty ~ Auctioneers***

***North River Realty, Broker***

***Jamie Bergkamp, Closing Attorney***

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***See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)***