

SHORT NOTICE AUCTION

Live On-Site:
December 20 • 2 PM

PREVIEW: DECEMBER 18, 19 & 20
11 AM - 2 PM

LANDMARK DOWNTOWN CHANDLER PROPERTY OWNERSHIP RELOCATION FORCES SALE



373 N ARIZONA AVE, CHANDLER AZ 85225

This landmark property located in booming downtown Chandler in a prime location on Arizona Ave offers a house and a large detached garage, zoned C-3 Regional Commercial District. This is an excellent location for a business or contractor who needs prime street facing exposure and a secure garage or for the investor this is a fix-up opportunity ready for a remodel to become a solid investment with rental cash flow income.



HOUSE/BUILDING INCLUDES:

- Entry room
- Large closet
- 2 rooms
- Kitchen
- 1 BA

DETACHED GARAGE INCLUDES:

- Two-bay doors
- Direct access from the rear (east-side)



John Payne, Auctioneer

Excelerate
Real Estate
& Auction

480-422-6800 | XSellr8.auction

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*****ECRWSS****

Local
Postal Customer

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Auction Registration (On-site Bidders): A cashier's check made payable to DRIGGS TITLE AGENCY in the amount of \$10,000 will be required to register to bid on the real estate only. The winning high bidder will endorse the cashier's check over to the title company as its earnest money deposit. All non-winning bidders will have their cashier's check returned to them after the auction. **Auction Registration (Online Bidders):** Online bidding is available for this auction event. Pre-registration is required. Please visit www.Xsellr8.auction to register as an online bidder for either the real estate. **Buyer Agent Participation:** A 2.5% commission will be paid to the licensed real estate broker/agent whose Buyer client closes escrow on the property. To qualify, the broker/agent must register their Buyer client and abide by all terms of the Buyer-Agent Registration Form (available at www.Xsellr8.auction) which must be received and acknowledged by the auction company prior to the auction event. **Buyer's Premium:** A 6% Buyer's Premium (auction fee) will be added to the final bid price to establish the contract sale price. Property is sold "as-is". Visit website for complete terms. Franchise office is independently owned & operated.

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