

# AUCTIONS

**Featuring These Nine Valuable Residential & Commercial Properties**

## **COMMERCIAL PROPERTIES INCLUDE:**

### **BUILDINGS**

- Shopping Center Investment - Eagles East Shopping Center, McDonough
- 24,246 Sq. Ft. Office Building on 2.1 acres Northdale Road, Lawrenceville

### **LOTS/LAND**

- 30,056 Sq. Ft. Lot Zoned O&I - Peachtree Corners - Holcomb Bridge Road, Norcross
- 20.68 Acres of Retail Land with 1,000+ ft frontage - Hwy 85 North, Fayetteville

## **RESIDENTIAL PROPERTIES INCLUDE:**

### **HOMES**

- New, Custom Built, 11,000 sq. ft. Luxury Home in Brookhaven Community
- 3 BR, 2 BA Cape Cod Home - Mossy Creek Dr, Stone Mountain

### **CONDOMINIUMS**

- 2 BR, 2 BA Condo - Olde Mill Crossing Condominiums, Norcross
- 2 BR, 2.5 BA Condo - The Townhomes At Wedgewood, Tucker

### **LOTS**

- Residential Building Lot - Lynwood Drive, Popular Brookhaven Community

## **FEBRUARY 18th thru FEBRUARY 25th**



**Sperry Van Ness**  
 ACCELERATED MARKETING DIVISION  
 INTERSTATE AUCTION CO. INC.

[www.interstateauction.com](http://www.interstateauction.com)

## AUCTION SCHEDULE

### SATURDAY, FEBRUARY 18

1:00 PM - 2 BR, 2 BA Condo - Olde Mill Crossing Condominiums, 903 Olde Mill Lane, Norcross  
 2:00 PM - 2 BR, 2.5 BA Condo - The Townhomes At Wedgewood, 6414 Wedgewood Trace, Tucker  
 3:30 PM - 3 BR, 2 BA Cape Cod Home - 2861 Mossy Creek Dr, Stone Mountain

### TUESDAY, FEBRUARY 21

11:00 AM - 7-Bay Retail Condos - Eagles East Shopping Center, 1949 Hwy 42, McDonough  
 1:00 PM - 20.68 Acres of Retail Land - Hwy 85 North, Fayetteville

### THURSDAY, FEBRUARY 23

11:00 AM - 24,246 Sq. Ft. Office Building - 530 Northdale Road, Lawrenceville  
 1:00 PM - 3,0056 Sq. Ft. Lot - Ideal Office Location - 630 Holcomb Bridge Road, Norcross

### SATURDAY, FEBRUARY 25

10:00 AM - Residential Building Lot - Popular Brookhaven Community, 3221 Lynwood Drive, Atlanta  
 11:00 AM - Opulent (new) custom built 11,000 sq. ft. luxury home in Brookhaven Community, 3086 Mabry Rd., Atlanta

**[www.interstateauction.com](http://www.interstateauction.com)**  
**(404) 303-1232, ext 29**

## TERMS AND CONDITIONS

**AGENT FOR THE SELLER:** Sperry Van Ness®/Interstate Auction® Company (Auctioneers) is acting as agent for the Sellers.

**REAL ESTATE TERMS:** See individual properties for specific terms.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the high bid price on each property to arrive at the contract price.

**TERMS OF AUCTION:** Sellers and Auctioneers are offering these properties "As Is, Where Is" and with all faults, without warranty expressed or implied of any kind or character including without limitation, any warranty of habitability or fitness of a particular kind. Sellers and Auctioneers and their agents will not be responsible for errors or omissions herein. Announcements made sale day take precedence over all other written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the auctioneer.

**ADDITIONAL INFORMATION:** Check our website: [www.interstateauction.com](http://www.interstateauction.com) for a copy of the Auction Purchase and Sale Agreement, Bidder's Affidavit, additional terms, and other important information.

**BROKER PARTICIPATION:** Broker participation is welcome based on the following terms: A 2% (two percent) commission of the high bid on any property before adding buyer's premium will be paid to any qualified licensed Georgia Real Estate Broker whose prospect is the successful bidder at the auction and closes on the property. To qualify for the commission the Broker must register by mail, fax, or hand delivery the prospect's name and address on the broker registration form available at [www.interstateauction.com](http://www.interstateauction.com). The registration form must be signed by the prospect and the Broker, and must include the Broker's real estate license number. It must be received at the office of Interstate Auction Company, 1100 Johnson Ferry Road NE, Suite 588, Atlanta, GA 30342, before any inspection of the property by the prospect, no later than 5:00 PM on the last business day preceding the auction. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF

THE AUCTION. In addition, to qualify for a commission, the Broker must also attend the auction and sign the Auction Real Estate Sales Agreement if their client is the winning bidder. Commissions to be paid only upon closing. A commission on a property will be paid only to the first broker registering a prospect. A Broker cannot act as a principal and a broker on the same transaction.

**DISCLAIMER:** Auctioneer reserves the right to deny any person admittance to the auction. Auctioneer may refuse admittance to or expel anyone from the auction premises for any interference with auction activities, or any act or action which might be considered detrimental to the auction by the Auctioneer. All information was obtained from sources deemed reliable, however, Interstate Auction Company, auctioneers, sale managers and all their agents, Sellers and all of their agents, will not be responsible for any errors or omissions herein. Oral representations cannot be relied upon as correct. However, announcements made on auction days take precedence over all written matter. Offer void where prohibited by law. The auctioneers shall not be responsible or liable in any way whatsoever if any Seller fails to honor any bid or refuses to close on any contract which may result from this auction. Seller reserves the right to add or delete properties, to postpone or cancel the auction in whole or part, and to modify or add any terms and conditions either prior to or at the auction. Persons buying in the name of trusts, partnerships, corporations or with a power of attorney must have the authorizing documents examined and approved prior to the auction by a representative of the Seller.

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## 2 BR, 2 BA Condo

PROPERTY  
101

**Selling On site: SATURDAY • FEBRUARY 18 • 1:00 PM**

Olde Mill Crossing Condominium • 903 Olde Mill Lane • Norcross, GA 30093



**TERMS: See Below**

**Featuring:** 2 Bedrooms, 2 Baths, Fireplace, Tiled Dining & Living Room, Deck, Refrigerator, Washer & Dryer, Assigned Parking

**Association Fee:** \$175

**Directions:** Take I-85 to Pleasantdale Road exit. Take the I-85 Access Road north on the east side of I-85 to Dawson Blvd. Stay straight on Dawson Blvd. Turn right on Graves Road. Turn left on Olde Mill Lane. Once inside Olde Mill Crossing turn right then left and look for 903.



**Open House:** Sunday, February 5th & 12th from 1-2 pm and 1 hour prior to the auction.

## 2 BR, 2.5 BA Condo

PROPERTY  
102

**Selling On site: SATURDAY • FEBRUARY 18 • 2:00 PM**

The Townhomes at Wedgewood • 6414 Wedgewood Trace, Tucker, GA



Immaculate 2 Bedroom, 2-1/2 Bath End Unit Condominium with Fireplace with gas starter in great room, private patio, swim & tennis.

**Association Fee:** \$206

**Open House:** Sunday, February 5th and 12th from 2-3 pm and 1 hour prior to auction.

**Directions:** Take I-85 to Jimmy Carter Blvd (Exit 99). Go southeast on Jimmy Carter Blvd .6 miles to Norcross Tucker Rd. Turn right on Norcross Tucker Road. Turn left onto Old Norcross Tucker Road. Turn left onto Wedgewood Trace. Look for 6414 Wedgewood Trace on the right.

**TERMS: See Below**

## 3 BR, 2 BA Cape Cod Home

PROPERTY  
103

**Selling On site: SATURDAY • FEBRUARY 18 • 3:30 PM**

2861 Mossy Creek Drive • Stone Mountain, GA 30087



3 Bedrooms, 2 Baths, 2-Car Garage, large deck, large master bedroom, fireplace with bookshelves, large level lot, picket fence, refrigerator.

**Open House:** Sunday, February 5th and 12th from 3-4 pm and 1 hour prior to the auction

**Directions:** Take US 78 to Rockbridge Road. Go south on Rockbridge Road. Turn left on to Annistown Road. Take first left onto Mossy Creek Drive. Look for 2861 on the left.

**TERMS: See Below**

**Down payment:** \$1,000 cashier's check payable to Interstate Auction Company, with a preapproval letter from a lender. The preapproval letter must be approved by Interstate Auction Company one business day prior to the auction. Preapproval letters can be faxed to 404-303-7997 or emailed to info@interstateauction.com. By faxing a preapproval letter to Interstate Auction Company, the potential bidder/borrower authorizes Interstate Auction Company to contact the person who issued the letter, and to discuss the bidder/borrower's credit with the lender. Interstate Auction Company will have complete discretion in approving lender preapproval letters. Approval of preapproval letters by Interstate Auction Company will be given in writing only. Bidders who do not have a preapproval letter approved by Interstate Auction Company, are required to make a 10 percent down payment consisting of a \$1,000 cashier's check or approved check and a personal or business check for the balance of the 10% down payment. This is a cash sale, with no financing contingency.

**Closing:** The buyer is responsible for scheduling closing with the lender and closing attorney, and will pay all closing costs not required by law to be paid by the seller. Closing must take place within 30 days from acceptance of the contract by all parties. A one-time 14 day extension to closing may be granted by the seller upon the buyer signing a release agreement, releasing all earnest money to the Seller and Auctioneer.

## Shopping Center Investment - Net Leased

PROPERTY  
201

**Selling On site: TUESDAY, FEBRUARY 21, 11:00 AM**

**11-Bay Retail Condo - 7 Units will be auctioned;**

**Eagles East Shopping Center, McDonough**

1949, 1951, 1953, 1955, 1957, 1959 & 1965 Hwy 42 • McDonough, GA



This is an 11-bay Retail Condominium with 1,636 sf per bay. Four Bays have been sold, and the owners pay CAM. Six of the 7 unsold bays have been leased to 3 tenants. One bay is vacant. The condominium units will be offered as follows:

**Unit 1949:** Leased to All Appliance

**Unit 1951:** Leased to Stacy Ulman

**Unit 1953, 1955, 1957 & 1959:** Leased to Game Quest

**Unit 1965:** Leased to Massey

The units will also be offered combined.

Stabilized annual net income for the combined unsold units including CAM for the leased units for 2005 was \$121,063.96 Projected NOI @ 100% Occupancy: \$141,000

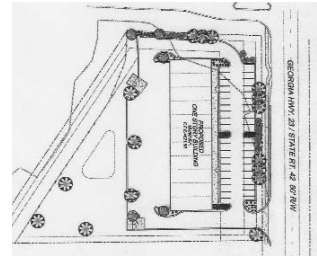
**Down Payment:** Ten percent down payment consisting of: a \$10,000 cashier's check payable to Interstate Auction Company and a personal or business check for the balance of the 10 percent down payment. This is a cash sale, with no financing contingency.

**Closing:** The buyer is responsible for scheduling closing with the lender and closing attorney, and will pay all closing costs not required by law to be paid by the seller. Rents, CAM, expenses and taxes will be prorated. Lease deposits will be credited to purchaser. Closing must take place within 45 days from acceptance of the contract by all parties. A one-time 14 day extension to closing may be granted by the seller upon the buyer signing a release agreement, releasing all earnest money to the Seller and Auctioneer.

A rent roll, income statement, site plan, floor plan, and other information is available at [www.interstateauction.com](http://www.interstateauction.com) Leases will be available for inspection at the auction.

**Inspection:** Outside of property may be inspected any time. Do not disturb the tenants or owners. The inside may be viewed 1 hour prior to the auction or by appointment.

**Directions:** Take I-75 south to Exit 222 Jodeco Road. Turn left on Jodeco Road and proceed east 2.6 miles. Turn left onto US-23/GA-42.

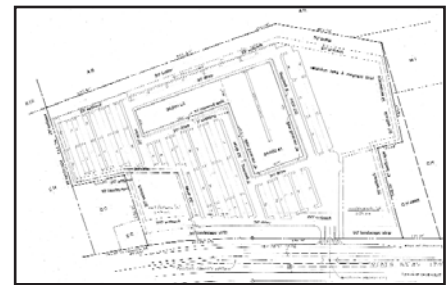
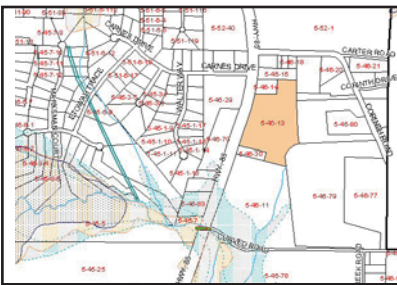


## 20.68 Acres of Retail Land

PROPERTY  
202

**Selling On site: TUESDAY, FEBRUARY 21, 1:00 PM**

**Hwy 85 North, Fayetteville, GA**



Located south of Pointe South Parkway/Flint River Road near the intersection of Carnes Drive and Hwy 85 north of Fayetteville

- Ideal location for new retail development and/or office park
- 31,070 Cars per day
- Over 1,000 feet of frontage
- Two Curb Cuts Allowed

- One existing median cut
- Zoned C-H (Highway Commercial District)
- Site is located within a "Transportation Corridor Overlay Zone"
- Tremendous Growth Area

**Inspection:** Property may be inspected any time

**Directions:** From I-75/I-285 intersection, go south on I-75 to GA-85 (Exit 237-A) toward Riverdale. Go south on GA-85 for 8.8 miles. Property is on the left just past Carnes Drive.

**Down Payment:** Ten percent down payment consisting of: a \$10,000 cashier's check payable to Interstate Auction Company and a personal or business check for the balance of the 10 percent down payment. This is a cash sale, with no financing contingency.

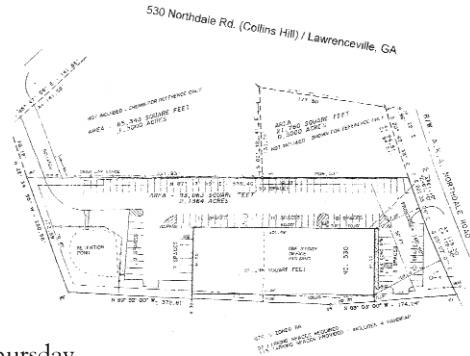
**Closing:** The buyer is responsible for scheduling closing with the lender and closing attorney, and will pay all closing cost not required by law to be paid by the seller. Taxes will be prorated. Closing must take place within 45 days from acceptance of the contract by all parties. A one-time 14 day extension to closing may be granted by the seller upon the buyer signing a release agreement, releasing all earnest money to the Seller and Auctioneer.

## 24,246 Sq. Ft. Office Building on 2.1 Acres

PROPERTY  
301

**Selling On site: THURSDAY, FEBRUARY 23, 11:00 AM**

530 Northdale Road, Lawrenceville, GA 30045



Located near Collins Hill Road & Hurricane Shoals Road with quick access to GA 316 and downtown Lawrenceville

- This building has many potential uses
- Zoned BG City of Lawrenceville
- 110 individual offices with 113 parking spaces
- Close to downtown Lawrenceville, Perimeter College and new Super Walmart
- Easy access to GA 316
- Floor plans, Site plans and other information available at [www.interstateauction.com](http://www.interstateauction.com)

**Inspection:**

Property is available for inspection on Thursday, February 9th & 16th from 11:00 am – 1:00 pm and by appointment. Call Tom Hunter 770-682-8552.

**Directions:**

Take GA-316 to Collins Hill Road. Go south on Collins Hill Road. After crossing Hurricane Shoals Road, road name changes to Northdale Road. Property is on the right immediately after the intersection.

**Down Payment:** Ten percent down payment consisting of: a \$10,000 cashier's check payable to Interstate Auction Company and a personal or business check for the balance of the 10 percent down payment. This is a cash sale, with no financing contingency.

**Closing:** The buyer is responsible for scheduling closing with the lender and closing attorney, and will pay all closing costs not required by law to be paid by the seller. Taxes will be prorated. Closing must take place within 45 days from acceptance of the contract by all parties. A one-time 14 day extension to closing may be granted by the seller upon the buyer signing a release agreement, releasing all earnest money to the Seller and Auctioneer.

## 30,056 Sq. Ft. Lot, Zoned O&I, Peachtree Corners

PROPERTY  
302

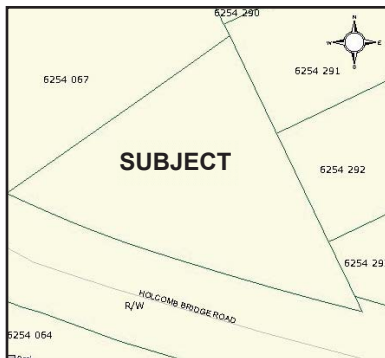
**Selling On site: THURSDAY, FEBRUARY 23, 1:00 PM**

630 Holcomb Bridge Road, Norcross, GA 30071



Located on Holcomb Bridge Road east of US 141 & Peachtree Industrial Blvd

- Ideal Office Location
- Close to Peachtree Corners and downtown Norcross.
- Easy Access to I-285
- Zoned O&I
- All Utilities



**Inspection:** Property is available for inspection any time.

**Directions:** Take Peachtree Industrial Blvd to Holcomb Bridge Road. Go east on Holcomb Bridge Road towards Norcross. Property is on the left.

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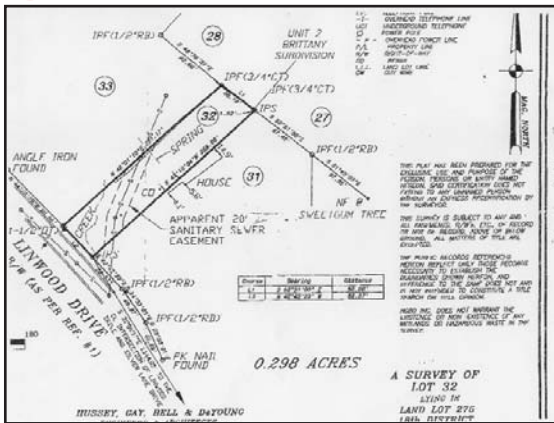
**Closing:** The buyer is responsible for scheduling closing with the lender and closing attorney, and will pay all closing cost not required by law to be paid by the seller. Taxes will be prorated. Closing must take place within 45 days from acceptance of the contract by all parties. A one-time 14 day extension to closing may be granted by the seller upon the buyer signing a release agreement, releasing all earnest money to the Seller and Auctioneer.

## Residential Building Lot in Popular Brookhaven Community

**PROPERTY 401**

**Selling On site: SATURDAY, FEBRUARY 25, 10:00 AM**

3221 Lynwood Drive, Atlanta, GA 30319



**Approximate Lot Dimensions:** 48' x 255' (.298 Acres)

**Directions:** Take Peachtree Road to Ashford Dunwoody Road near Oglethorpe University. Go north on Ashford Dunwoody Road. Turn left on Windsor Parkway. Turn right on Silver Lake Drive. Turn left on Lynwood Drive. Lot is on the right. The street number would be 3221.

**Inspection:** Property can be inspected at any time.

**Down Payment:** Ten percent down payment consisting of: a \$1,000 cashier's check payable to Interstate Auction Company and a personal or business check for the balance of the 10 percent down payment. This is a cash sale, with no financing contingency.

**Closing:** The buyer is responsible for scheduling closing with the lender and closing attorney, and will pay all closing costs not required by law to be paid by the seller. Taxes will be prorated. Closing must take place within 45 days from acceptance of the contract by all parties. A one-time 14 day extension to closing may be granted by the seller upon the buyer signing a release agreement, releasing all earnest money to the Seller and Auctioneer.

## New 11,000 Sq. Ft. Luxury Home in Historic Brookhaven

**PROPERTY 402**

**Selling On site: SATURDAY, FEBRUARY 25, 11:00 AM**

3086 Mabry Road, Atlanta, GA 30319



**Take A Virtual Tour of this Spectacular Home at**  
**[www.interstateauction.com](http://www.interstateauction.com)**  
**(404) 303-1232, ext 29**

This stately (new) custom-built 11,000 sq. ft. luxury home features 8 bedrooms, 9 full bathrooms and 2 half baths.

Stucco and Stone front, open foyer, two story family room.

Master on the main with sitting area and with luxurious bath with jetted tub and separate dual shower head. Extra large walk in closet.

- Brazilian cherry hardwood floors throughout home
- A dream kitchen with granite counter tops and stainless steel appliances
- Marvelous windows bring the outside indoors.
- Four unique fireplaces
- Expansive 3 car garage
- A full daylight basement home theater, sauna and wine cellar
- 3/4 acre lot, massive fenced backyard
- Tremendous attention to detail and craftsmanship

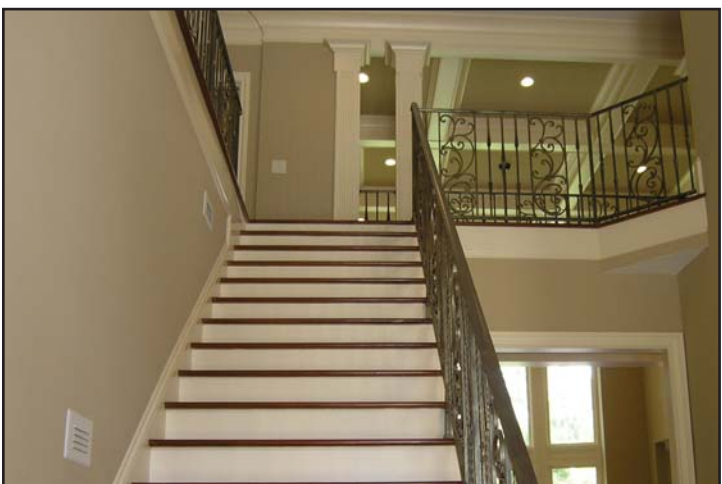
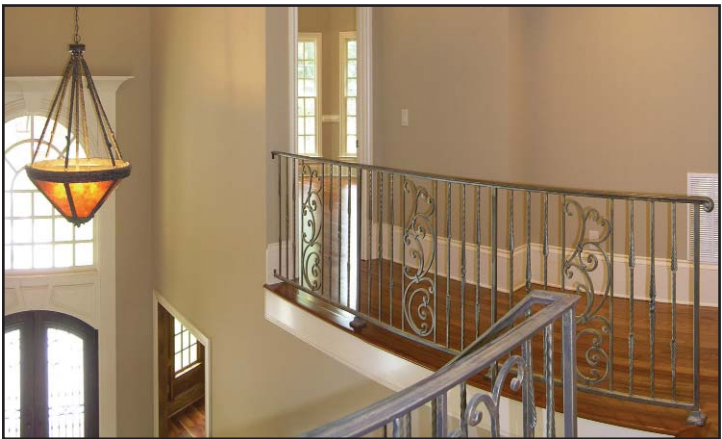
**Open House:** Sunday, February 5th, 12th and 19th from 1-3 pm and at other times by appointment. Call 404-303-1232.

**Directions:** From Peachtree Road: Take Peachtree Road to Ashford Dunwoody Road. Go north on Ashford Dunwoody Road. Take first left onto Windsor Parkway. Turn left onto Mabry Road (Antioch Road is on the right). The house is on the right.

**Minimum Acceptable Bid:** \$2,950,000

**Down payment:** Ten percent down payment consisting of: a \$25,000 cashier's check payable to Interstate Auction Company and a personal or business check for the balance of the 10 percent down payment. This is a cash sale, with no financing contingency.

**Closing:** The buyer is responsible for scheduling closing with the lender and closing attorney, and will pay all closing costs not required by law to be paid by the seller. Closing must take place within 45 days from acceptance of the contract by all parties. A one-time 14 day extension to closing may be granted by the seller upon the buyer signing a release agreement, releasing all earnest money to the Seller and Auctioneer.





1100 Johnson Ferry Road NE • Suite 588  
Atlanta, GA 30342  
gal#1966; ga re #15851  
John L. Johnson, Auctioneer  
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